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# **Braintree District Draft Local Plan - Sustainability Appraisal**

## **Part 2**

### **Main Report**

Prepared by LUC  
June 2016

**Project Title:** Sustainability Appraisal for Braintree District Draft Local Plan

**Client:** Braintree District Council

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## Main Report

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# 1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the emerging Braintree Draft Local Plan.
- 1.2 This report relates to the Draft Local Plan being prepared for Regulation 18<sup>1</sup> consultation and it should be read in conjunction with that document.

## The Draft Local Plan area

- 1.3 Braintree District is a rural district in the north of Essex and is the second largest district by area in the County. Just over half of the residents live in the three main towns of Braintree, Witham and Halstead, with the remainder living in the attractive rural areas, where there are about 60 villages, including six larger villages. The District lies between the regional growth centres of Chelmsford, Colchester and Cambridge and is close to Stansted Airport and the M11, the Haven Ports and is about 45 minutes journey time by rail from London.
- 1.4 Braintree is the main market town in the District and provides employment, town centre retailing and community services. In addition, on the edge of the town, the Freeport Factory Outlet Centre and adjacent retail park provide retail and leisure facilities, which serve an area that extends outside of the District.
- 1.5 Witham and Halstead are smaller market towns which provide employment, retail and community services. All three of the settlements contain town centres with some areas in need of regeneration. There are also two large areas in need of regeneration at former factory sites in Silver End (between Braintree and Witham) and Sible Hedingham (north west of Halstead). Witham is situated on the main London to Norwich railway line, as are the adjoining villages of Hatfield Peverel and Kelvedon, and there are significant levels of commuting from these stations, particularly to London and Chelmsford. The towns of Haverhill and Sudbury adjoin the District and provide services for residents in the northern, more isolated, rural areas of the District.

## The Braintree District Draft Local Plan

The Environment Report should include:

*'an outline of the contents and main objectives of the plan or programme and of its relationship with other relevant plans and programmes'*

(SEA Regulations Schedule 2(1))

- 1.6 The Braintree District Core Strategy was adopted in 2011. A Strategic Housing Market Assessment (SHMA) was produced in the first half of 2014 to update the Council's evidence on housing need. The SHMA indicates that between 761 and 883 new dwellings are required per year in the District to 2026; this is substantially more than the annual provision in the Core Strategy (based on the old East of England Regional Strategy target) of 273 dwellings per year. In light of this new housing evidence and the new national policy requirements in the National Planning Policy Framework (NPPF), the Council resolved in June 2014 not to proceed with its draft Site Allocations and Development Management Plan, for which Pre-submission consultation had been completed, and instead commence work on a new Local Plan.

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<sup>1</sup> Of the Town and Country Planning (Local Planning) (England) Regulations 2012

- 1.7 The Braintree District Local Plan will include all major planning policy for the District in a single document and will need to meet the requirements of the NPPF, key aspects of which are set out in Chapter 3 of this SA Report. Once complete, it will replace both the Core Strategy (adopted 2011) and the Local Plan Review saved policies (adopted 2005). Responsibilities for minerals and waste development plans will remain at the County level and the Braintree District Local Plan will therefore need to take account of the Essex Minerals Local Plan (adopted 2014) and the saved policies of the Essex Waste Local Plan (adopted 2001) until the emerging Replacement Waste Local Plan is adopted. Local communities may choose to produce a neighbourhood plan for their area in order to set out a vision and planning policies for the use and development of land in a neighbourhood. Any such plans will need to be in conformity with the strategic policies in the Braintree District Local Plan.
- 1.8 The work completed on the Site Allocations and Development Management Plan and the comments which were received during consultation on the Pre-submission draft will be rolled forward into the new Draft Local Plan. It is therefore not the intention of the Council to review in detail all the decisions relating to minor site allocations and settlement boundary changes which have been agreed by the Local Development Framework (LDF) Sub Committee and Council over the last two years. The Council also adopted an Interim Planning Policy Statement in September 2014 which states, *'The Council accordingly adopts the land allocations and development management policies detailed within the ADMP for use within development management decision-making. The Council is of the view that these robust and clear statements should be given appropriate weight in all matters under consideration and that these are material considerations for the Council'*.
- 1.9 The Local Plan will set out the Council's strategy for future development and growth in the District up to 2033 and will include strategic policies, development management policies and site allocations. Having completed a SHMA, the Council carried out a study to calculate its Objectively Assessed Housing Need (OAHN) which indicates a need for 845 net new homes per annum during 2013-2037 and a suggested housing target in the range 793-845 net new homes per annum. The Council also carried out a Call for Sites during August-October 2014 to identify potential sites for development.
- 1.10 As the Council has to plan for a larger number of new homes in the District than were provided for in the Core Strategy, it will need to look at larger and/or more numerous development sites. This could include urban extensions like Great Notley, which was built in the early 2000s, or new settlements which could follow Garden City or Garden Suburb design principles.
- 1.11 The Local Plan is not just about new homes but must ensure that housing growth is supported by infrastructure, jobs and community facilities. Various other evidence documents are being prepared to support the Local Plan, including on landscape, open space, economic development and highways. The Council is working with key stakeholders such as the NHS, education and highways authorities to ensure that vital community facilities such as schools, GP surgeries and roads and public transport links are in place to support existing residents as well as new communities. Open spaces and community facilities will also be protected and new spaces and facilities will be supported.
- 1.12 An important objective of the Plan is to promote economic growth and prosperity in the District. The Plan will need to ensure that land is available to support new employment areas and that the right jobs can be provided in the right places for local residents.
- 1.13 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.
- 1.14 The Council intends to consult on three versions of the Local Plan as follows:
- Issues and Scoping document – this published for consultation during January-March 2015.
  - Draft Local Plan, setting out preferred options – currently scheduled for consultation in June / July 2016.
  - Proposed Submission Local Plan, also known as Publication or Regulation 19 stage – currently scheduled for consultation during late 2016/early 2017.

- 1.15 Following consultation on the Proposed Submission Local Plan, it may be necessary for the Council to prepare focussed changes to the Plan and consult on these prior to submission of the Local Plan to the Planning Inspectorate and subsequent Examination in public. Each change to the Proposed Submission Local Plan may require further SA work, depending upon the significance of the change being made.

## Sustainability Appraisal and Strategic Environmental Assessment

- 1.16 Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.17 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive<sup>2</sup>, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)<sup>3</sup>. The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'*.
- 1.18 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance<sup>4</sup> shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of Braintree District's Local Plan is being prepared in the spirit of this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

### Meeting the requirements of the SEA Directive

- 1.19 This SA Report includes some of the required elements of the final 'Environmental Report' (the output required by the SEA Directive). Table 1.1 signposts the relevant sections of the SA Report that are considered to meet the SEA Directive requirements; the remainder will be met during subsequent stages of the SA. This table will be included in the SA Report at each stage of the SA process to show how the SEA Directive requirements have been met.

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<sup>2</sup> SEA Directive 2001/42/EC

<sup>3</sup> Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

<sup>4</sup> <http://planningguidance.planningportal.gov.uk/>

**Table 1.1 Meeting the requirements of the SEA Directive**

SEA Directive Requirements	Covered in this SA Report?
<p><b>Preparation of an environmental report</b> in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):</p>	<p>This document together with the SA Reports produced to accompany consultation on the Issues and Scoping and the Proposed Submission versions of the Local Plan together constitute the 'Environmental Report'.</p>
<p>a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;</p>	<p>Chapters 1 and 3.</p>
<p>b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;</p>	<p>Chapter 3.</p>
<p>c) The environmental characteristics of areas likely to be significantly affected;</p>	<p>Chapter 3 and Appendix 2.</p>
<p>d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;</p>	<p>Chapter 3.</p>
<p>e) The environmental protection, objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;</p>	<p>Chapter 3 and Appendix 1.</p>
<p>f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);</p>	<p>Chapters 4-9.</p>
<p>g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;</p>	<p>Chapter 10.</p>
<p>h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;</p>	<p>Chapter 2 and Appendix 9.</p>
<p>i) a description of measures envisaged concerning monitoring in accordance with Art. 10;</p>	<p>Chapter 10.</p>
<p>j) a non-technical summary of the information provided under the above headings</p>	<p>Requirement will be met at a later stage in the SA process.</p>
<p>The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)</p>	<p>The Environmental Reports adhere to this requirement.</p>
<p>Consultation:</p> <ul style="list-style-type: none"> <li>• authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</li> </ul>	<p>Consultation with the relevant statutory environmental bodies on this SA Report will be undertaken during June-August 2016.</p>
<ul style="list-style-type: none"> <li>• authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</li> </ul>	<p>Public consultation on the Draft Local Plan and accompanying SA is currently proposed for June-August 2016. Further consultation will be undertaken for the Proposed Submission version of the Plan.</p>

SEA Directive Requirements	Covered in this SA Report?
<ul style="list-style-type: none"> <li>other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	Unlikely to be relevant to the Braintree District Local Plan.
<b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b>	
<p><b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>the plan or programme as adopted</li> <li>a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>the measures decided concerning monitoring (Art. 9)</li> </ul>	Requirement will be met at a later stage in the SA process.
<p><b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	Chapter 10.

## Habitats Regulations Assessment

- 1.20 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land use plans, including Local Plans, are also subject to Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site.
- 1.21 The HRA for the Braintree District Local Plan is being undertaken by LUC on behalf of Braintree District Council during the plan making process. While the HRA is reported on separately, its findings have been taken into account in the SA, where relevant, to inform judgements about the likely effects of the Draft Local Plan on biodiversity.

## Structure of this report

- 1.22 This chapter has described the background to and subject matter of the new Braintree District Draft Local Plan and the requirement to undertake SA and HRA. The remainder of this report is structured into the following chapters:
- Chapter 2 sets out the approach to the SA, including the framework of SA objectives. Detailed appraisal criteria and associated assumptions that will be used to appraise the Draft Local Plan's policies and sites are set out in Appendix 3 and Appendix 4 respectively.
  - Chapter 3 sets out the relationship of the Draft Local Plan to other relevant plans and programmes; provides a summary of environmental, social and economic policy objectives identified by the detailed review of plans and programmes in Appendix 1; and provides a summary the main sustainability issues of relevance to the Braintree District Draft Local Plan, drawing on the detailed review of baseline information in Appendix 2.
  - Chapter 4 describes the findings of the SA for the Draft Local Plan's vision and objectives.
  - Chapter 5 describes how the Spatial Strategy has been dealt with in the SA process.

- Chapters 6, 7 and 8 describe the findings of the SA for the Draft Local Plan policies and their reasonable alternatives.
- Chapter 9 sets out the SA findings for the site allocations and their reasonable alternatives.
- Chapter 10 looks across the Draft Local Plan to consider the cumulative effects of all preferred policies and site allocations.
- Chapter 11 provides recommendations for monitoring the significant effects identified.
- Chapter 12 provides a summary of recommendations identified through the SA, describes the arrangements for consultation on the Draft Local Plan and SA Report, and the next steps for the SA.

## 2 Methodology

### Stages of SA

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Braintree District Draft Local Plan is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. Table 2.1 sets out the main stages of the plan-making process and shows how these correspond to the SA process.

**Table 2.1 Corresponding stages in plan making and SA**

<b>Local Plan Step 1: Evidence Gathering and engagement</b>
SA stages and tasks
<p><b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b></p> <ul style="list-style-type: none"> <li>• 1: Identifying other relevant policies, plans and programmes, and sustainability objectives</li> <li>• 2: Collecting baseline information</li> <li>• 3: Identifying sustainability issues and problems</li> <li>• 4: Developing the SA Framework</li> <li>• 5: Consulting on the scope of the SA</li> </ul>
<b>Local Plan Step 2: Production</b>
SA stages and tasks
<p><b>Stage B: Developing and refining options and assessing effects</b></p> <ul style="list-style-type: none"> <li>• 1: Testing the Plan objectives against the SA Framework</li> <li>• 2: Developing the Plan options</li> <li>• 3: Evaluating the effects of the Plan</li> <li>• 4: Considering ways of mitigating adverse effects and maximising beneficial effects</li> <li>• 5: Proposing measures to monitor the significant effects of implementing the Plans</li> </ul>
<p><b>Stage C: Preparing the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>• 1: Preparing the SA Report</li> </ul>
<p><b>Stage D: Seek representations on the Plan and the Sustainability Appraisal Report</b></p> <ul style="list-style-type: none"> <li>• 1: Public participation on Plan and the SA Report</li> <li>• 2(i): Appraising significant changes</li> </ul>
<b>Local Plan Step 3: Examination</b>
SA stages and tasks
<ul style="list-style-type: none"> <li>• 2(ii): Appraising significant changes resulting from representations</li> </ul>

## Local Plan Step 4 & 5: Adoption and Monitoring

### SA stages and tasks

- 3: Making decisions and providing information

### Stage E: Monitoring the significant effects of implementing the Plan

- 1: Finalising aims and methods for monitoring
- 2: Responding to adverse effects

2.2 The methodology set out below describes the approach that has been taken to the SA of the Braintree District Local Plan to date and provides information on the subsequent stages of the process.

### Stage A: Scoping

2.3 The SA process began in December 2014 with production of the SA Scoping Report for the Braintree District Council Local Plan Issues and Scoping document. During the scoping stage of the SA, the work that had previously been carried out as part of the SA of the Council's now-withdrawn Pre-submission Site Allocations and Development Management Plan was drawn upon, as much of that work remained valid.

2.4 The scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- In line with the requirements of the SEA Regulations, baseline information was collected on the following 'SEA topics': biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. Data on social and economic issues were also taken in to consideration. This baseline information provides the basis for predicting and monitoring the likely effects of the Local Plan and helps to identify alternative ways of dealing with any adverse effects identified.
- Drawing on the review of relevant plans, policies and programmes and the baseline information, key sustainability issues for the District were identified (including environmental problems, as required by the SEA Regulations).
- A Sustainability Appraisal framework was then prepared, setting out the SA objectives against which Local Plan proposals (policies and sites) are being appraised. The SA framework provides a way in which the sustainability impacts of implementing a particular plan can be described, analysed and compared. The SA framework is designed to set out a series of sustainability objectives and associated questions that can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the District with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies and sites) are assessed against these SA objectives and appraisal questions.

2.5 The review of relevant plans, policies and programmes and the baseline information will continue to be updated as necessary at each stage of the SA process to ensure that they reflect the current situation in Braintree District.

2.6 Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The

Scoping Report for the Local Plan was published between January and March 2015 for consultation alongside the Local Plan Issues and Scoping document with the statutory consultees (Natural England, the Environment Agency and English Heritage), other relevant stakeholders and the public.

- 2.7 Appendix 8 lists the comments that were received during the scoping consultation and describes how each one has been addressed. In light of the comments received, a number of amendments were made to the review of plans, policies and programmes, the baseline information, key sustainability issues and the SA framework.

#### *SA framework*

- 2.8 The following set of SA objectives is being used as a framework to assess the sustainability performance of the Local Plan:

SA1: Create safe environments which improve quality of life and community cohesion.

SA2: Provide everyone with the opportunity to live in a decent home.

SA3: Improve the health of the District's residents and mitigate/reduce potential health inequalities.

SA4: Promote the vitality and viability of all service centres throughout the District.

SA5: Achieve sustainable levels of prosperity and economic growth.

SA6: Conserve and enhance the biological and geological diversity of the environment.

SA7: Promote more sustainable transport choices and uptake.

SA8: Promote accessibility and ensure the necessary transport infrastructure to support new development.

SA9: Improve the education and skills of the population.

SA10: Conserve and enhance the historic environment, heritage assets and their settings.

SA11: Reduce contributions to climate change.

SA12: Improve water quality and address water scarcity and sewerage capacity.

SA13: Reduce the risk of flooding.

SA14: Improve air quality.

SA15: Maintain and enhance the quality of landscapes and townscapes.

SA16: Safeguard and enhance the quality of soil.

- 2.9 As demonstrated by Table 2.2, these SA objectives:

- Reflects the key sustainability issues facing Braintree District, as identified in Chapter 3.
- Takes into account the environmental protection objectives set out at the international and national level (a requirement of the SEA Regulations) insofar as they are relevant to the Places and Policies Local Plan (see Appendix 1).
- Covers all of the topics required by the SEA Regulations (see above).

- 2.10 Note that some SA objectives in Table 2.2 address multiple issues or policy objectives and are therefore repeated in several rows of the table. A sequentially numbered list of these objectives and the associated assessment criteria to be used to help form judgements on the effects of the Local Plan in relation to these objectives are set out in Appendix 3 (criteria for SA of policies) and Appendix 4 (criteria for SA of sites).



**Table 2.2 SA objectives and links to key sustainability issues, policy objectives and SEA Directive topics**

Key sustainability issues (Table 3.1)	Key policy objectives (Appendix 1)	SEA Directive topics	SA objectives
<p><b>Biodiversity and geodiversity</b></p> <p>Whilst there are no internationally designated biodiversity sites in Braintree District, a number within Colchester and Tendring Districts are subject to joint monitoring of potential recreational disturbance.</p> <p>Braintree District has sites of national, regional and local ecological significance as well as special roadside verges. In addition, it is also within close proximity to a neighbouring SSSI in Chelmsford. The national designations are all in favourable condition.</p>	<p><b>International</b></p> <p>Protect and enhance biodiversity and the natural environment, particularly in respect of habitats/species of International and European importance.</p> <p><b>National</b></p> <p>Protect, conserve and enhance biodiversity, including habitats that support it, of International, European, national and local importance.</p> <p>Protect, conserve and enhance geodiversity of European, national and local importance.</p> <p>Target action on Priority Species and Habitats.</p> <p>Ensure value of ecosystem services are fully reflected in decision-making.</p> <p>Reconnect people and nature.</p>	<p>Biodiversity; fauna, flora</p>	<p>SA6: Conserve and enhance the biological and geological diversity of the environment</p>
<p><b>Landscape</b></p> <p>Landscape Character Assessments have identified varying levels of sensitivity to development across the District. The north east part of Braintree District is being considered for the expansion of Dedham Vale AONB.</p>	<p><b>International</b></p> <p>Conserve and enhance landscape diversity.</p> <p>Protect, manage and enhance landscapes.</p> <p><b>National</b></p> <p>Protect and enhance the quality and character of urban and rural settlements with distinctive qualities.</p> <p>Protect and enhance rural and urban landscapes of particular value.</p>	<p>Landscape; material assets</p>	<p>SA15: Maintain and enhance the quality of landscapes and townscapes</p>
<p><b>Soils</b></p> <p>Braintree District contains some of the most productive agricultural land in the County which could be lost to development.</p> <p>Braintree District contains areas of historically contaminated land which could pose a risk to human health and the natural environment or which could be remediated and brought into appropriate use.</p>	<p><b>International</b></p> <p>Prevent pollution of, and improve the quality of the soil.</p> <p><b>National</b></p> <p>Take into account the benefits of the best and most versatile agricultural land and, where developed, use areas of poorer quality.</p> <p>Minimise and mitigate the contamination of soil.</p> <p>Improve land, soil and water quality.</p>	<p>Soil</p>	<p>SA16: Safeguard and enhance the quality of soil</p>

Key sustainability issues (Table 3.1)	Key policy objectives (Appendix 1)	SEA Directive topics	SA objectives
	<p>Use natural resources, particularly land, prudently.</p> <p>Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p>		
<p><b>Open space</b></p> <p>The large increase predicted in Braintree District's population (23.3% between 2011 and 2035) will place increasing pressure on open space provision.</p>	<p><b>National</b></p> <p>Protect and enhance open space and ensure that recreational facilities meet the needs of the community.</p> <p>Recognise that a network of green infrastructure makes a contribution to quality of life.</p>	<p>Material assets, flora, fauna, climatic factors, biodiversity, human health</p>	<p>SA1: Create safe environments which improve quality of life and community cohesion</p> <p>SA3: Improve the health of the Districts' residents and mitigate/reduce potential health inequalities</p> <p>SA6: Conserve and enhance the biological and geological diversity of the environment</p> <p>SA15: Maintain and enhance the quality of landscapes and townscapes</p>
<p><b>Air quality</b></p> <p>Air quality is not currently a significant issue in the District. However, locations targeted for large scale development could experience significant increases in road traffic from residents and/or employees, resulting in localised adverse effects, along major roads such as the A12 and A120.</p>	<p><b>International</b></p> <p>Control and reduce air / noise pollution.</p> <p><b>National</b></p> <p>Reduce, control and mitigate air and noise pollution.</p> <p>Reduce and manage exposure to air and noise pollution.</p> <p><b>Local</b></p> <p>Reduce, limit and mitigate air pollution.</p>	<p>Air</p>	<p>SA7: Promote more sustainable transport choices and uptake</p> <p>SA14: Improve air quality</p>
<p><b>Climate change and energy</b></p> <p>Braintree District is a significant energy consumer and CO<sub>2</sub> emitter but has a relatively small installed renewable energy generation capacity.</p> <p>Road transport is the biggest energy consumer and CO<sub>2</sub> emitter in the District. Braintree District is one of the largest producer per capita emissions in the County.</p>	<p><b>International</b></p> <p>Recognise and respond to the challenges posed by climate change.</p> <p>Reduce greenhouse gas emissions.</p> <p>Mitigate the effects of increased extreme weather events.</p> <p>Promote generation and use of renewable energy, alongside energy efficiency.</p> <p>Improve energy efficiency of buildings.</p> <p><b>National</b></p>	<p>Climatic factors; human health; landscape</p>	<p>SA7: Promote more sustainable transport choices and uptake</p> <p>SA11: Reduce contributions to climate change</p>

Key sustainability issues (Table 3.1)	Key policy objectives (Appendix 1)	SEA Directive topics	SA objectives
	<p>Generate 15% of energy from renewable energy sources by 2020.</p> <p>Help drive investment in new jobs and businesses in the renewable energy sector.</p> <p>Plan for new development in locations and ways which reduce greenhouse gas emissions.</p> <p>Actively support energy efficiency improvements to existing buildings.</p> <p>Promote and facilitate the planning and development of decentralised community energy initiatives.</p> <p>Support the development of buildings and infrastructure which are resilient to a changing climate and extreme weather.</p>		
<p><b>Water quality and water resources</b></p> <p>Water resources in Braintree District are heavily abstracted with further consumptive licences unlikely to be granted.</p> <p>None of Braintree District's water bodies meet the water quality requirements of the Water Framework Directive with the River Blackwater and the River Chelmer having the lowest quality.</p>	<p><b>International</b></p> <p>Prevent pollution of, and improve the quality of water resources.</p> <p>Ensure water is used in a sustainable way.</p> <p><b>National</b></p> <p>Minimise and mitigate the pollution of water courses.</p> <p>Improve land, soil and water quality.</p> <p>Reduce water usage to 120-130 litres, per person, per day, by 2030.</p> <p>Improve water efficiency in new buildings.</p> <p>Ensure appropriate resources are available to deliver the development-related infrastructure needed to create sustainable communities.</p>	Water	SA12: Improve water quality and address water scarcity and sewerage capacity
<p><b>Flooding</b></p> <p>The northern areas of Braintree town are within Flood Zones 2 and 3. These and other areas identified by the Mid Essex SFRA are subject to a higher risk from fluvial flooding.</p> <p>Current surface water flood risk in Braintree District is uncertain, pending completion of the Essex SWMP. The 2007 Mid Essex SFRA recommended that runoff rates should be restricted for both greenfield and brownfield</p>	<p><b>National</b></p> <p>Plan for the effects of climate change in terms of flood risk.</p> <p>Improve effectiveness of surface water drainage.</p>	Climatic factors; human health; material assets; biodiversity	SA13: Reduce the risk of flooding

Key sustainability issues (Table 3.1)	Key policy objectives (Appendix 1)	SEA Directive topics	SA objectives
developments in Bocking, Braintree, Witham and Coggeshall in particular. This is also likely to be appropriate within other settlements to ease surface water flooding and drainage capacity exceedance.			
<p><b>Cultural heritage and townscape</b></p> <p>Braintree District has a large number of valuable heritage assets which could be sensitive to new development, including scheduled monuments, conservation areas, historic parks and gardens and listed buildings. A number of these are 'at risk'.</p>	<p><b>International</b></p> <p>Conserve and enhance cultural heritage.</p> <p><b>National</b></p> <p>Provide effective protection to all aspects of the historic environment.</p>	Cultural heritage	<p>SA10: Conserve and enhance the historic environment, heritage assets and their settings</p> <p>SA15: Maintain and enhance the quality of landscapes and townscapes</p>
<p><b>Health</b></p> <p>The health of Braintree District's population is significantly worse than the England average in respect of overweight or obese adults; infant mortality; hip fractures in people aged 65+; excess winter deaths; people killed or seriously injured on roads; incidence of malignant melanoma; and the suicide rate.</p> <p>Although roughly in line with national averages, Braintree District residents' rates of participation in sport are the third lowest in Essex and well below those in the most active District, which could be contributing to a higher incidence of obesity in Braintree District.</p>	<p><b>International</b></p> <p>Fight disease and reduce threats to public health.</p> <p><b>National</b></p> <p>Plan for the effects of climate change in terms of flood risk, agricultural output and public health.</p> <p>Provide a high quality of life for all by:</p> <ul style="list-style-type: none"> <li>Reducing health inequalities and improving health services.</li> <li>Pursuing social improvements.</li> <li>Valuing open spaces, sport and recreation facilities for, amongst other things, their contribution to healthy lifestyles.</li> <li>Improving skills and educational attainment levels and standards.</li> <li>Improving community safety and reducing crime rates.</li> </ul> <p>Ensure communities are secure and protected from hazardous development such as high pressure pipe lines and gas compounds.</p>	Human health	<p>SA1: Create safe environments which improve quality of life and community cohesion</p> <p>SA2: Provide everyone with the opportunity to live in a decent home</p> <p>SA3: Improve the health of the Districts' residents and mitigate/reduce potential health inequalities</p> <p>SA5: Achieve sustainable levels of prosperity and economic growth</p> <p>SA7: Promote more sustainable transport choices and uptake</p> <p>SA13: Reduce the risk of flooding</p>
<p><b>Population and social issues</b></p> <p>In Braintree District 26 of 84 areas are seriously deprived with regards to 'Barriers to</p>	<p><b>International</b></p> <p>Eradicate poverty.</p> <p>Achieve gender and racial equality.</p>	Population	<p>SA1: Create safe environments which improve quality of life and community cohesion</p> <p>SA2: Provide everyone with the</p>

Key sustainability issues (Table 3.1)	Key policy objectives (Appendix 1)	SEA Directive topics	SA objectives
<p>housing and services’.</p> <p>In Braintree District 23 of 84 areas are seriously deprived with regards to ‘Education, skills and training’.</p> <p>Whilst improving, educational attainment remains low relative to county and national rates.</p>	<p>Secure adequate housing.</p> <p>Increase employment opportunities.</p> <p><b>National</b></p> <p>Ensure that communities are serviced with necessary utilities and communications networks.</p> <p>Sustain, enhance and revitalise villages.</p> <p>Ensure development supports existing communities.</p> <p>Improve the quality of the public realm through good design.</p> <p>Recognise that a network of green infrastructure makes a contribution to quality of life.</p>		<p>opportunity to live in a decent home</p> <p>SA4: Promote the vitality and viability of all service centres throughout the District</p> <p>SA15: Maintain and enhance the quality of landscapes and townscapes</p>
<p><b>Economy</b></p> <p>Whilst employment rates in Braintree District are relatively good compared to with regional and national averages, job availability within the District is relatively low and a significant proportion of those working in the District are unable to access its main centres of employment by sustainable modes.</p> <p>Braintree District contains a number of sites preferred or reserved for mineral extraction. Other forms of development in the District may be constrained by the need to safeguard mineral resources for extraction.</p>	<p><b>National</b></p> <p>Increase and widen employment opportunities to meet the needs of all.</p> <p>Regenerate town centres by making them the focus for mixed-use development in order to ensure they are vibrant places to live, work and visit.</p> <p>Improve access to jobs.</p> <p>Provide a supply of land suitable for the needs of different businesses.</p> <p><b>Local</b></p> <p>Provide quality education and training opportunities to all.</p> <p>Enhance the vitality and vibrancy of the District’s town centres through regeneration.</p> <p>Improve the economic stability of the District and diversify the employment base and skills development opportunities.</p> <p>Deliver major social, physical and economic regeneration projects.</p>	<p>Population; material assets; human health</p>	<p>SA4: Promote the vitality and viability of all service centres throughout the District</p> <p>SA5: Achieve sustainable levels of prosperity and economic growth</p> <p>SA8: Promote accessibility and ensure the necessary transport infrastructure to support new development</p> <p>SA9: Improve the education and skills of the population</p>
<p><b>Housing</b></p> <p>Demographic changes, and to a lesser extent, future employment levels and market signals, indicate the need for a significant increase in annual housing delivery in Braintree District to meet objectively assessed need.</p>	<p><b>National</b></p> <p>Provide better quality housing.</p> <p>Increase the number of homes built.</p> <p>Significantly increase affordable housing provision.</p>	<p>Population; material assets; human health</p>	<p>SA2: Provide everyone with the opportunity to live in a decent home</p> <p>SA15: Maintain and enhance the quality of landscapes and townscapes</p>

Key sustainability issues (Table 3.1)	Key policy objectives (Appendix 1)	SEA Directive topics	SA objectives
<p>There is the need for a mix of housing types including social rented housing and provision in rural communities.</p> <p>There is a need for affordable housing across Braintree District as the average income of newly formed households is below the minimum required to access entry level private housing in the District.</p> <p>In meeting the housing needs of older people, there is a need to improve the supply and stock of sheltered housing and provide for 'extra care' accommodation to meet the significant growth in the number of people over 85.</p> <p>40 additional Gypsy, Traveller and Travelling Showpeople pitches are needed in the District by 2033.</p>			
<p><b>Transport</b></p> <p>Availability of public transport is limited in the evenings and in the rural areas where almost half of the District's population live.</p> <p>Braintree District residents have relatively high average travel times by public transport or walking to reach key services, including employment sites.</p> <p>Stansted Airport in Uttlesford District is a major employer of Braintree District residents, increasing out-commuting by car.</p>	<p><b>International</b></p> <p>Promote sustainable transport modes.</p> <p><b>National</b></p> <p>Direct development to sustainable locations.</p> <p>Reduce the need to travel.</p> <p>Promote more sustainable modes of transport, reduce the reliance on motor cars, and improve public transport.</p> <p>Ensure appropriate resources are available to deliver the development-related infrastructure needed to create sustainable communities.</p>	<p>Material assets, climatic factors, population, human health</p>	<p>SA7: Promote more sustainable transport choices and uptake</p> <p>SA8: Promote accessibility and ensure the necessary transport infrastructure to support new development</p>

## Stage B: Developing and refining options and assessing effects

- 2.11 Developing options for a plan is an iterative process, usually involving a number of consultations with public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.12 In relation to options, the SEA Regulations require the following.

Part 3 of the SEA Regulations 12(2) require that:

*'The report shall identify, describe and evaluate the likely significant effects on the environment of:*

*(a) Implementing the plan or programme; and*

*(b) Reasonable alternatives taking into account the objectives and the geographical scope of the Plan or Programme.'*

Schedule 2 (h) of the SEA Regulations requires that the Environmental Report includes a description of:

*'(h) an outline of the reasons for selecting the alternatives dealt with'*

- 2.13 Therefore, the SA must appraise not only the policies or site allocations preferred by the Local Plan but 'reasonable alternatives' to those policies and allocations. This implies that alternatives that are not reasonable do not need to be subject to appraisal. As stated in the SEA Regulations, reasonable alternatives should 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 (e.g. as set out in the NPPF), or are outside the Plan area are unlikely to be reasonable. Site options that are unavailable or undeliverable are also unlikely to be reasonable. Although there is no requirement in the SEA Regulations for all possible reasonable alternatives to be subject to appraisal, the SA process ensures that reasonableness is not defined too narrowly in order to fully and properly test an appropriate range of reasonable alternatives, as informed by national policy, the baseline situation, the views of consultees, and the objectives of the Local Plan.
- 2.14 This section provides an overview of how the appraisal of options has fed into the development of the preferred approaches that are now set out in the Draft Local Plan.
- 2.15 The appraisal methodology used to assess the effects of Draft Local Plan options is described later in this Chapter.

### *Identification of alternatives and selection of preferred options*

- 2.16 The alternative options for Draft Local Plan policies have been identified by the Council based on the most up-to-date evidence, in particular in relation to the levels of development required in the District. For several of the proposed policy approaches, reasonable alternatives were not identified as any approach other than the preferred approach would not be in conformity with the requirements of the National Planning Policy Framework (NPPF).
- 2.17 Development site options were identified through the Council's 'call for sites' exercise held between August and October 2014 with a small number of additional sites submitted during the Issues and Scoping consultation in early 2015. The Council then eliminated sites which did not represent a reasonable alternative for allocation through the Local Plan process for one of the following reasons:
- Sites which already have planning permission or an application submitted awaiting determination (it should be noted that some site options that were subject to SA were not subsequently allocated in the Draft Local Plan because they received planning permission in the intervening period – reasons for selecting preferred allocations are set out in Appendix 9).
  - Sites with an area of less than 0.25 ha and therefore not able to deliver 10 or more dwellings.

- Sites which are outside the District boundary in their entirety.
  - Sites which are entirely within Flood Zone 2 or Flood Zone 3, other than previously developed regeneration sites.
  - Sites which are within a parish where there is no development boundary and hence not consistent with the NPPF principle of focusing significant development in locations which are or can be made sustainable.
- 2.18 The Council's consideration of employment site options was also informed by a viability review carried out in 2012<sup>5</sup>.
- 2.19 All of the reasonable site options and policy options were subject to SA in accordance with the methodology that was set out in the Scoping Report (also described later in this chapter). The draft findings were shared with the Braintree District Council officers preparing the Draft Local Plan. These working papers were intended to inform the plan preparation process rather than constituting a formal SA report and were not, therefore, made publicly available at the time.
- 2.20 The Council took into account the findings of the SA when deciding which site and policy options to select and develop into preferred approaches in the Draft Local Plan. The SA findings were not the only relevant factors taken into account by the Council when determining which preferred options to take forward in the Local Plan. Indeed, there were often both positive and negative sustainability effects identified for individual options, and it was not therefore possible to 'rank' the options based on sustainability performance in order to select the most sustainable. Factors such as public opinion, deliverability and conformity with national policy were also taken into account by the Council when selecting preferred options. The preceding text provides the outline of the reasons for selecting the alternatives dealt with required by the SEA Regulations. Further understanding of this can be gained by the justifications for the selected policies set out in the Draft Local Plan itself. In addition, Appendix 9 lists the site options considered by the Council and its reasons for selecting or rejecting each one for inclusion as a preferred option in the Draft Local Plan.
- 2.21 The initial options appraisal was undertaken on the basis of high level options that were identified by the Council. In some cases, additional detail about the options was included in the Draft Local Plan which had not been available to the SA team while the initial options appraisal work was being carried out. Where this was the case, the options appraisal work was updated to take account of the additional detail, prior to the appraisal of the preferred approaches. The options appraisal work presented in this SA report incorporates that additional work where relevant. In most cases, the SA scores remained unchanged from those set out in the initial SA working paper that was prepared for the Council to inform the preparation of the Draft Local Plan.

### **Stage C: Preparing the Sustainability Appraisal report**

- 2.22 This SA report describes the process that has been undertaken to date in carrying out the SA of Braintree District's Draft Local Plan. It sets out the findings of the appraisal of options and preferred approaches, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects), making recommendations for improvements and clarifications that may help to mitigate negative effects and maximise the benefits of the plan as it is drafted in full. It also describes the reasons for selecting or rejecting certain options during the preparation of the Draft Local Plan.

### **Stage D: Consultation on the Braintree District Draft Local Plan and this SA Report**

- 2.23 Braintree District Council is inviting comments on the Draft Local Plan and this SA Report. Both documents are being published on the Council's website for a six week consultation period during June / July 2016.

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<sup>5</sup> Viability Review of Employment Sites in Braintree District, Lambert Smith Hampton on behalf of Braintree District Council, 2012

## Stage E: Monitoring implementation of the Local Plan

- 2.24 Recommendations for monitoring the social, environmental and economic effects of implementing Braintree District's Local Plan, as currently drafted, are presented in Chapter 10.

## Overarching approach to the assessment

- 2.25 The SA work on the Draft Local Plan takes into account the sustainability issues facing the District, such as those set out in Chapter 3, and of the need to weigh up potentially opposing sustainability effects that are often associated with development. For example, whilst there may be environmental disadvantages associated with some aspects of proposed housing and economic development, it is important to strike a balance with the likely social and economic advantages of, for example, addressing deprivation and housing need. Another area where such tensions often need to be considered is in weighing up the need to seek support from developers for infrastructure and affordable housing against the need to ensure that delivery of housing is not threatened by the level of obligations placed on developers.

### Types of effect

- 2.26 For those alternatives deemed reasonable, the SA sets out their sustainability effects in comparative terms.

The SEA Regulations, Schedule 2(6) require the Environmental Report to consider:

*The likely significant effects on the environment, including short, medium and long term effects, permanent and temporary effects, positive and negative effects and secondary, cumulative and synergistic effects, on issues such as (a) biodiversity, (b) population, (c) human health, (d) fauna, (e) flora, (f) soil, (g) water, (h) air, (i) climatic factors, (j) material assets, (k) cultural heritage including architectural and archaeological heritage, (l) landscape and (m) the inter-relationship between the issues referred to in sub-paragraphs (a)–(l).*

### Form of assessment and use of SA matrices

- 2.27 Each policy and site allocation option in the Draft Local Plan has been assessed and a judgement made as to the likely effect of the option on the baseline in relation to the SA objectives. The findings of the SA have been recorded in SA matrices, which include a colour coded score for the alternatives against each of the SA objectives, along with a concise justification for the score given. The detailed SA matrices are contained within the appendices to the SA report.
- 2.28 The SA scores differentiate between significant effects and other more minor effects through the use of colour coded symbols, as shown in the key below. Mixed effects were recorded for an SA objective where there was potential for positive effects in relation to one aspect of the objective but potential for negative effects in relation to another. Temporary effects were identified in the related justification text, where relevant.

## Key to sustainability scores to be used in the SA of the Local Plan

++	Significant positive effect likely
+	Minor positive effect likely
0	No or negligible effect likely
-	Minor negative effect likely
--	Significant negative effect likely
+/-	Mixed effect likely
?	Likely effect uncertain

- 2.29 The dividing line between sustainability scores is often quite small. Where we have distinguished significant effects from more minor effects this was because, in our judgement, the effect of the allocation or policy on the SA objective will be of such magnitude that it will have a noticeable and measurable effect compared with other factors that may influence the achievement of that objective.

### Cumulative effects

- 2.30 Each reasonable alternative policy option considered in developing the Draft Local Plan was assessed on its own merits. Once the Local Plan development reached a stage where preferred policies were identified, the cumulative effects of all preferred policies was also assessed.
- 2.31 The cumulative effects assessment also considered the extent to which the effects identified are likely to be mitigated by strategic or development management policies set out elsewhere in the Local Plan, by national planning policy, or by other regulatory mechanisms.

## Approach to the SA of site allocations

- 2.32 The approach described above applies to the SA of all aspects of the Local Plan. In order to prepare the Draft Local Plan, the Council identified a large number of site allocation options and the approach described below was applied to the SA of these. By setting out clear assumptions to be applied in arriving at SA scores for sites, this approach ensured that the assessed effects were objective, transparent, consistent between sites and assessors, and able to be arrived at efficiently.

### Context

- 2.33 The SEA Regulations state that the assessment is concerned with likely significant effects on the environment. They further state that the information to be included in the environmental report (i.e. the SA Report) should take account of the stage of the plan in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process. This is in order to avoid duplication of the assessment and information may therefore be provided by reference to relevant information obtained at other levels of decision-making. In addition, national Planning Practice Guidance on the level of detail required in an SA states that the SA '*should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.*'
- 2.34 As a guide to what effects may be considered significant, LUC has made reference to Environmental Impact Assessment (EIA) guidance. Although EIA is a separate process to SA/SEA with different regulatory requirements, the screening stage of EIA is nonetheless

concerned with whether a proposed project is likely to have a significant effect on the environment. This is recognised in Regulation 5(2) of the SEA Regulations which requires SEA of certain types of plan or programme which '*set[s] the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC on the assessment of certain public and private projects on the environment, as amended by Council Directive 97/11/EC(a)*' (i.e. the EIA Directive).

- 2.35 Schedule 2 of the EIA Regulations sets out 'exclusion thresholds' below which EIA does not need to be considered, provided that the proposed development is not in a 'sensitive area' (see definition below). LUC has referred to the thresholds set out in the second column of Table 2.3 to assist in judgements about the potential for site allocations to have significant effects. As set out in the final column of Table 2.3, further guidance is provided by national Planning Policy Guidance, comprising indicative thresholds and criteria to help local authorities determine whether significant effects are likely from a proposed development and hence whether EIA will be required. These have not been used because they require some information about the proposed developments which was not available at this stage of the plan-making process. This represents a precautionary approach since the indicative thresholds are higher than those set out in the EIA Regulations.
- 2.36 Taking all of the above into account, LUC followed an approach to the SA which was designed to meet the requirements of the SEA Regulations and focus on those effects which are likely to be significant. The key features of this approach are described below.

### Reference to relevant information already obtained

- 2.37 Although the Council is no longer taking forward its Site Allocation and Development Plan, that Plan reached an advanced stage of preparation in 2014, and was published for consultation at Draft Plan and Proposed-submission stages in January 2013 and February 2014 respectively. Each of these stages was accompanied by an SA Report.
- 2.38 The earlier SA work on baseline environmental conditions, sustainability issues facing Braintree District and the framework of sustainability objectives against which the effects of the Braintree District Local Plan were assessed were reviewed and updated where necessary as a starting point for the SA of the new Local Plan.

### Focus on effects that are likely to be significant

- 2.39 In order to focus the resources available to carry out the SA on those effects that are likely to be significant, the SA applied a tiered approach to appraisal of the site options that were being considered for allocation in the Draft Local Plan. Site options were first subject to a high level, screening assessment to determine whether they were individually capable of having significant effects. If the potential for significant effects existed then the site option was subject to detailed assessment; the remaining site options were not subject to further individual assessment, although a separate assessment of cumulative effects was carried out (see paragraph 2.56 below). Screening out of individual site options from the SA does not imply that they will not have any sustainability effects but rather that such effects are not significant in the context of the content and level of detail in the Draft Local Plan; minor effects that may arise from development at these sites are more appropriately considered through the development consent process.

### High level screening assessment of site options

- 2.40 An initial, high level assessment was carried out to determine whether site options were individually capable of having significant effects. All site options exceeding certain criteria and thresholds were deemed to have the potential for significant effects and were flagged for detailed assessment. The SA drew on the indicative thresholds and criteria for determining significant effects that are set out in the EIA Regulations, as referred to above. The main EIA thresholds of relevance to the types of allocation made by the Braintree District Draft Local Plan are the two categories of 'Infrastructure Projects' reproduced in Table 2.3.

**Table 2.3 EIA thresholds indicating the potential for significant effects**

Development type	EIA Regulations Schedule 2 criteria and thresholds	Indicative criteria and thresholds in national Planning Policy Guidance on EIA (not applied at this stage of the SA)
(a) Industrial estate development projects;	The area of the development exceeds 5 hectares.	Site area of the new development is more than 20 hectares.
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;	(i) The development includes more than 1 hectare of urban development which is not dwelling house development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.  Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 m <sup>2</sup> of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

- 2.41 Taking into account the EIA guidance above and the limited information available about the site allocation options at this stage of plan making, the site options that were screened in for detailed assessment of their potential effects in relation to all SA objectives were sites with either:
- an area of more than five hectares, or;
  - capacity for more than 150 dwellings.
- 2.42 Exceedance of one of these size thresholds was not taken to imply that the proposed development would have significant effects but rather that more detailed assessment was necessary to determine whether such effects are likely.
- 2.43 National Planning Practice Guidance on use of the indicative criteria and thresholds in Table 2.3 states that in judging the potential for a proposed development to have a significant effect consideration should also be given to whether it is in a 'sensitive area'. The guidance on EIA Screening defines sensitive areas as:
- Sites of Special Scientific Interest and European sites.
  - National Parks, the Broads and Areas of Outstanding Natural Beauty.
  - World Heritage Sites and scheduled monuments.
- 2.44 The EIA guidance goes on to say that other local designations which are nonetheless environmentally sensitive, may also be relevant in determining whether EIA is required. In considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.
- 2.45 Taking this EIA guidance on the potential for significant effects as a reference point, the criteria in Table 2.4 were used by the SA to indicate whether an allocated site was in a sensitive area and should therefore be flagged for detailed assessment of its potential effects on a particular sensitive receptor. It should be noted that these criteria are additional to the site size/scale of development-based criteria and thresholds in Table 2.3, providing an additional check for smaller scale proposals. We included all of the 'sensitive area' criteria listed in EIA guidance. Many other environmental receptors which were considered when assessing the effects of the larger developments exceeding the size thresholds in Table 2.3 do not form part of the sensitive area criteria. This was on the basis that that effect of smaller development would not be significant on the asset/receptor as a whole (for example the effect of small scale development in relation to loss of high quality agricultural land or sterilisation of mineral reserves). We did,

however, include certain other environmental receptors in Table 2.4 which, in our judgement, were sensitive in a local context and where even small development sites may be capable of effects that are significant.

**Table 2.4 'Sensitive area' criteria indicating the potential for significant effects**

Type of 'sensitive area'	Criteria indicating potential for significant effects on a particular receptor	SA objectives against which site will be assessed	Justification for criteria
Sites of Special Scientific Interest and European sites	Any part of allocation falls within a SSSI or European site, or Allocation falls within 2 km of a SSSI	SA6: Conserve and enhance the biological and geological diversity of the environment	EIA screening guidance. Impact Risk Zones define zones around each SSSI according to the particular sensitivities of the features for which it is notified and specify the types of development that have the potential to have adverse impacts. 2 km zone is the furthest one from SSSI boundaries in which effects from residential development are considered.
Other biodiversity assets	Any part of allocation falls within a locally designated wildlife site (Local Wildlife Site, Local Nature Reserve), or area of Ancient Woodland.	SA6: Conserve and enhance the biological and geological diversity of the environment	Stipulation in EIA guidance that other local designations which are environmentally sensitive may also be relevant.
National Parks, the Broads and Areas of Outstanding Natural Beauty	There are no National Parks or AONBs within the District. Any part of allocation falls within the area of search for the proposed extension of Dedham Vale AONB, which will be treated as an existing AONB for the purposes of this test.	SA15: Maintain and enhance the quality of landscapes and townscapes	EIA screening guidance. The area of search for the proposed extension of Dedham Vale AONB will be treated as an existing AONB for the purposes of this test.
World Heritage Sites and scheduled monuments	There are no World Heritage Sites within the District. Any part of allocation falls within a scheduled monument.	SA10: Conserve and enhance the historic environment, heritage assets and their settings	EIA screening guidance.
Flood zone	Any part of allocation falls within Flood Zone 3a or 3b or any Critical Drainage Areas identified by a future Surface Water Management Plan (SWMP).	SA 13: Reduce the risk of flooding	The importance of potential risk to life or property warrants inclusion of smaller scale sites/developments in detailed assessment.
Other heritage assets	Any of allocation falls within a Registered Park and Garden or Conservation Area or a listed building falls within the allocation.	SA10: Conserve and enhance the historic environment, heritage assets and their settings	Stipulation in EIA guidance that other local designations which are environmentally sensitive may also be relevant.
Socially or economically deprived	Any part of an allocation falls within a Lower Super Output Area having an Index of Multiple Deprivation which ranks it amongst the 20% most deprived in the country.	SA1: Create safe environments which improve quality of life and community cohesion SA2: Provide everyone with the opportunity to live in a decent home SA3: Improve the health of the District's residents and mitigate/reduce potential health inequalities SA5: Achieve sustainable levels of prosperity and economic growth	To reflect socio-economic sensitivities in the receiving environment, in response to consultation comments.

## Overarching approach and criteria for SA of site options

- 2.46 Having identified site options with the potential for significant effects by reference to the site size criteria in Table 2.3 and the 'sensitive area' criteria in Table 2.4, we then assessed their sustainability effects, taking into account factors such as the nature of nearby features, pathways between sources of effects and receptors and the vulnerability of receptors to effects. We used a Geographic Information System (GIS) to undertake the assessment of sites. Appendix 4 sets out the detailed criteria that were applied in assessing the sustainability effects of the reasonable alternative site options for housing and for employment that had the potential for significant effects. The criteria generally related to the proximity of the site to relevant receptors such as designated biodiversity sites.
- 2.47 The detailed criteria in Appendix 4 took as a starting point those developed by Place Services for the SA of Braintree District's now-withdrawn Site Allocations and Development Management Plan. The detailed criteria and the sustainability objectives and key criteria to which they relate from the earlier SA work have already been subject to stakeholder consultation and found to be fit for purpose. They also took account of the particular spatial data sets that are available for the District. As previously described, LUC reviewed the SA objectives and made two amendments. We also made some modifications to the key criteria and assumptions developed by Place Services for SA of site allocations for the following reasons:
- To amend the significance of effects attributed to certain criteria where LUC's professional judgement differs from that of Place Services. This resulted in more criteria giving rise to significant rather than minor effects compared to the assessment framework devised by Place Services.
  - To reduce the total number of criteria used to assess effects in relation to the SA objectives, particularly criteria that will not result in a significant or uncertain (but potentially significant) effect in any circumstances. This helped to ensure that significant effects are not lost amongst large numbers of insignificant effects and that the resources required to carry out the SA were appropriate for the content and level of detail in the Draft Local Plan.
  - Where the evidence sources / data used by Place Services to inform the assessment were not available to the Council.
- 2.48 The larger an individual new housing allocation is, the less likely that it can be accommodated within the boundary of an existing settlement where it is likely to be closer to existing services and facilities. In general, the SA does not make any assumptions about new services and facilities that will be required as part of large new housing developments, with the following exceptions, as advised by the Council<sup>6</sup>:
- Allocated housing sites with a capacity of at least 700 new dwellings were assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week (referred to as an 'infrequent' service).
  - Allocated housing sites with a capacity of at least 3,000 new dwellings were 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 (referred to as a 'frequent service'), plus an appropriate level of community facilities.
- 2.49 The Council confirmed that developers would be required to divert any existing public rights of way that might otherwise be lost to development. Information was not available at this stage of the plan making process to determine whether site allocations would result in any new or improved public rights of way being provided by new developments. These aspects were not, therefore, assessed in the SA of sites.
- 2.50 In appraising the effects of potential site allocations, each site was assessed on its own merits. This facilitated comparison of the positive and negative effects likely to be associated with each site, thereby assisting the Council in considering sustainability as part of the site selection

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<sup>6</sup> Based on conversation between Braintree District Council and Essex County Council dated 7<sup>th</sup> November 2014, in relation to developer contributions.

process. The potential for the sustainability effects of sites to be modified by other policies in the Draft Local Plan did not form part of the assessment of individual sites but was rather considered through an assessment of cumulative effects (see below).

- 2.51 It was assumed that most of the land area of each allocated site is likely to be developed, giving limited scope to avoid constraints. Accordingly, we assumed that where 25% (typically) or more of an allocated site overlies a constraint, a significant effect is likely to occur. Uncertainty exists as to whether significant adverse effects can be avoided by layout of development within the site boundary and this was reflected in the detailed site assessment criteria.
- 2.52 Many of the detailed appraisal criteria were proximity based and considered whether an allocated site was within 'walking distance' of various services, facilities and environmental features. Various pieces of research provide a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum' as set out in Table 2.5.

**Table 2.5 Institute of Highways and Transport recommended walking distances**

	Town centres (m)	Commuting/School/Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred maximum	800	2,000	1,200

- 2.53 For the purposes of the appraisal, a standard straight line 'walking distance' of 800 m was assumed, unless otherwise stated. The professional judgement of LUC and BDC officers were used to vary this standard distance in relation to certain services and facilities. For example, the standard distance of 800 m was used for railway stations but a shorter distance of 400 m was used for bus stops, reflecting the fact that individuals are likely to be prepared to walk greater distances to larger scale facilities. Increasing cycling is also an important sustainability objective for the District and positive sustainability scores relating to development allocations being within convenient walking distance of services and facilities also reflected the fact that such allocations are also likely to increase the proportion of trips made by bike. Where travel distances of 1 km or more were tested, this was based on driving distance via the road network (estimated using GIS-based network analysis) rather than straight line distance.
- 2.54 The SA criteria included analysis of the proximity of residential areas to main employment areas. Major employment opportunities will be located throughout the District, not only in the areas allocated for employment, but also in the Town Centres, retail parks, hospitals, and in small scale premises around the towns as well as large scale businesses concentrated at the employment areas. Although there is no guarantee that people will find jobs at the employment areas closest to them, it was considered that provision of homes close to major sources of employment would support people in making shorter journeys to work.

#### **Approach to SA of preferred sites**

- 2.55 Once the Council had selected its preferred sites, each of these was then subject to appraisal in relation to the full set of SA objectives and criteria relevant to the propose use. Whilst small sites that do not fall within sensitive areas were still considered to be incapable of significant effects individually, these sites were nevertheless subject to appraisal against all SA objectives at the preferred options stage in order to provide readers of the SA Report with a more rounded picture of likely effects, whether significant or not, for those sites being proposed for allocation by the Council.

## Assessing cumulative effects of site allocations

- 2.56 All of the methodological steps above aimed to assess each site allocation option on its own merits. Once the Local Plan development reached a stage where preferred sites were identified, the cumulative effects of all preferred sites was also assessed.
- 2.57 The cumulative effects assessment also considered the extent to which the effects identified are likely to be mitigated by strategic or development management policies set out elsewhere in the Draft Local Plan, by national planning policy, or by other regulatory mechanisms. This focused on the spatial distribution of development since the total amount of development is specified by the Shared Strategic Plan which has been subject to separate SA by Place Services.

## Difficulties encountered

The SEA Regulations, Schedule 2(8) require the Environmental Report to include:

*'...a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.'*

- 2.58 Not all baseline data are currently available or are possible to collect. SEA Guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Not all the relevant information was available at the local level and as a result there are some gaps within the data set but it is believed that the available information provides a sufficiently comprehensive view of the sustainability issues within the plan area. In collating the baseline data, problems encountered included the difficulty of obtaining ward or district level data consistently and the difficulty of identifying trends in some data sets.
- 2.59 During the appraisal of the policy options, neither the preferred approach nor the reasonable alternatives had been worked up in detail and it was difficult to assess in detail the likely effects of the options on each SA objective. Once the preferred approaches had been worked up into a full policy wording, the preferred policy was reassessed as it was then possible to draw more certain conclusions about the likely effects.
- 2.60 There was a need to ensure that a large number of site options could be appraised consistently. This was achieved by the use of assumptions relating to each SA objective, as described above and detailed in Appendix 4.
- 2.61 Where site allocations were close to the Braintree District boundary, the spatial analysis was hampered by the fact that some spatial data required for proximity-based assessments were not available for neighbouring districts, or for part of them. In these cases, a note was added to the table of assessment criteria in Appendix 4 to explain how SA scores were modified to reflect the uncertainty caused by this lack of spatial data.

### 3 Sustainability context for development in Braintree District

#### Review of plans, policies and programmes

- 3.1 Braintree District's Local Plan is not being prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international and national level.
- 3.2 A review was undertaken of the other plans, policies and programmes of relevance to the Local Plan. This review was amended since it was originally presented in the SA Scoping Report, in light of comments received during the scoping consultation. The updated review of relevant plans, policies and programmes can be seen in full in Appendix 1 and the key findings are summarised below.

#### Environmental, social and economic policy objectives

The Environment Report should include:

*'The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.'*

(SEA Regulations Schedule 2(5))

- 3.3 There are a wide range of plans and programmes at the international and national levels that are relevant to the emerging Braintree District Draft Local Plan. The full review of other relevant plans and programmes can be seen in Appendix 1 and the key components are summarised below.

#### Key international plans, policies and programmes

- 3.4 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Draft Local Plan. These processes should be undertaken iteratively and integrated into the production of the Local Plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 3.5 There is a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however, the international directives have been included in Appendix 1 for completeness.

#### Key national plans, policies and programmes

- 3.6 The most significant development in terms of the policy context for the emerging Draft Local Plan has been the publication of the NPPF which replaced the suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The purpose of the NPPF was to streamline national planning policy, having reduced over a thousand pages of policy down to around 60

pages. The Braintree District Local Plan must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that:

*'Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.'*

- 3.7 The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.
- 3.8 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;
  - the provision of retail, leisure and other commercial development;
  - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - the provision of health, security, community and cultural infrastructure and other local facilities; and
  - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.9 In addition, Local Plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
  - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
  - be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
  - indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
  - allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
  - identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
  - identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
  - contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

## Baseline information

- 3.10 Information on the current state of relevant aspects of the environment, society and economy in Braintree District provides the context for assessing the sustainability of proposals in Braintree District's Local Plan, allowing existing trends to be identified and providing a baseline against which to predict the likely effects of the plan.
- 3.11 The collection of information on the current state of the environment also a requirement of the SEA Directive.

The 'Environmental Report' should include:

- *'The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'*
- *'the environmental characteristics of areas likely to be significantly affected'*
- *'any existing environmental problems which are relevant to the plan or programme, including in particular, those relating to any areas of a particular environmental importance, such as any areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.'*

SEA Regulations Schedule 2 (2, 3 and 4)

- 3.12 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other 'sustainability' topics has also been included; for example information about housing, social inclusiveness, transport, energy, waste and economic growth.
- 3.13 The baseline information included within this SA Report took that presented in the SA of the Pre-submission Site Allocations and Development Management Plan<sup>7</sup> as its starting point. This information has been amended, where relevant, to take account of new information that has become available since the earlier SA work and consultation comments received on the SA Scoping Report for the Braintree District Local Plan. The baseline information is presented in Appendix 2.

## Key sustainability issues and their likely evolution without the Draft Local Plan

- 3.14 As reproduced above, the SEA Regulations require that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme be described in the Environmental Report. They also require a description of existing environmental problems. These requirements were met by Table 3.1 which drew on the baseline information in Appendix 2. These issues also informed the choice of SA objectives against which the Local Plan's sustainability was appraised, as set out in Table 2.2.

**Table 3.1 Key sustainability issues of relevance to the Braintree District Local Plan**

Key issues	Likely evolution without the Local Plan
<b>Biodiversity and geodiversity</b>	
Whilst there are no internationally designated biodiversity sites in Braintree District, a number within Colchester and Tendring Districts are subject to joint monitoring of potential recreational disturbance.	Population growth in Essex has the potential to increase recreational disturbance on internationally designated biodiversity sites in Colchester and Tendring Districts.
Braintree District has sites of national, regional and local ecological	Although sites in Braintree District are all in favourable condition, uncoordinated development and policies could place pressure on national and local ecological sites resulting in adverse effects upon their condition.

<sup>7</sup> SA and SEA of Braintree District Pre-submission Site Allocation and Development Management Plan, Place Services for Braintree District Council, February 2014, <http://bit.ly/139ewLd>

Key issues	Likely evolution without the Local Plan
<p>significance as well as special roadside verges. In addition, it is also close proximity to a SSSI in neighbouring Chelmsford. The national designations are all in favourable condition.</p>	<p>The NPPF (paragraph 7) states that the planning system has a key environmental role including, '<i>contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity...</i>'. Therefore, even without the new Local Plan this issue is being addressed to some extent by other policy. However, given the current pressures for growth and development within the district, a Local Plan can help to ensure that less environmentally sensitive locations are chosen, thereby reducing development pressure on wildlife which may already be under pressure from climate change. Therefore the opportunity to protect and enhance the environment and achieve net biodiversity gains (e.g. through restoration) could be greatly enhanced by a Local Plan.</p>
<p><b>Landscape</b></p>	
<p>Landscape Character Assessments have identified varying levels of sensitivity to development across the District. The north east part of Braintree District is being considered for the expansion of Dedham Vale AONB.</p>	<p>There is the potential for development to contribute to detrimental changes in landscape character in Braintree District. In the absence of a plan, there is the potential that new development could be located in sensitive areas leading to negative impacts on valued landscapes, including those being considered for an extension to the Dedham Vale AONB, protected lanes, and sensitive river valleys.</p>
<p><b>Soils</b></p>	
<p>Braintree District contains some of the most productive agricultural land in the County which could be lost to development.</p>	<p>Continued population growth and economic growth are likely to continue to increase the pressure to develop greenfield sites, with the risk of loss of high quality agricultural land.</p> <p>The NPPF requires local planning authorities to encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value, and to take into account the benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to those of a higher quality. Without a Local Plan, National policies would still provide protection to the best agricultural land within Braintree District, but local policies can ensure that development on the best and most versatile agricultural land is, where possible, avoided or required to be temporary and reversible.</p>
<p>Braintree District contains areas of historically contaminated land which could pose a risk to human health and the natural environment or which could be remediated and brought into appropriate use.</p>	<p>The NPPF requires planning policies to ensure that sites are suitable for their new use, taking account of ground conditions including pollution from previous uses, any proposals for remediation and impacts on the natural environment arising from that remediation. This offers some protection from the potential adverse effects of contamination in the absence of a Local Plan. A Local Plan underpinned by evidence on areas of contamination could positively identify and support development which achieves remediation of contaminated sites and avoid development which poses a risk to human health or the wider natural environment.</p>
<p><b>Open space</b></p>	
<p>The large increase predicted in Braintree District's population (23.3% between 2011 and 2035) will place increasing pressure on open space provision.</p>	<p>With the rising population, pressures on the quality and availability of open space are likely to continue without a planned approach to development. Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the enhancement of open green spaces/green networks for recreation, walking and cycling networks, and wildlife.</p>
<p><b>Air quality</b></p>	
<p>Air quality is not currently a significant issue in the District. However,</p>	<p>Without action from the Local Plan to direct development to sustainable locations and increase provision of sustainable transport infrastructure, the trend for increasing car ownership and travel is likely to continue with</p>

Key issues	Likely evolution without the Local Plan
<p>locations targeted for large scale development could experience significant increases in road traffic from residents and/or employees, resulting in localised adverse effects, along major roads such as the A12 and A120.</p>	<p>associated emissions of air pollutants are likely to increase.</p>
<p><b>Climate change and energy</b></p>	
<p>Braintree District is a significant energy consumer and CO<sub>2</sub> emitter but has a relatively small installed renewable energy generation capacity.</p>	<p>Continued population growth and economic growth are likely to continue to increase energy consumption and associated CO<sub>2</sub> emissions.</p> <p>In the absence of the Local Plan, National renewable energy and carbon reduction targets and the NPPF require local authorities to reduce greenhouse gas emissions and actively support energy efficiency and renewable energy. Braintree District's Climate Change Strategy and Action Plan (2009) include objectives to ensure future development in the District is sustainable and prepared for climate change.</p> <p>The Local Plan can further contribute to energy efficiency and climate change mitigation through policies which reduce the need to travel and provide for sustainable transport; provide opportunities for renewable and low carbon energy generation; provide opportunities for decentralised energy and heating; and promote low carbon design approaches to reduce energy consumption in buildings.</p>
<p>Road transport is the biggest energy consumer and CO<sub>2</sub> emitter in the District. Braintree District is one of the largest per capita emitters of CO<sub>2</sub> in the County.</p>	<p>Continued population growth and economic growth are likely to continue to increase road traffic and associated CO<sub>2</sub> emissions.</p> <p>In the absence of the Local Plan, National renewable energy and carbon reduction targets and the NPPF require local authorities to reduce greenhouse gas emissions.</p> <p>The Local Plan can further contribute to reducing the energy consumption and CO<sub>2</sub> emissions associated with road transport by promoting sustainable patterns of development which reduce the need to travel and facilitate the use of sustainable modes.</p>
<p><b>Water quality and water resources</b></p>	
<p>Water resources in Braintree District are heavily abstracted with further consumptive licences unlikely to be granted.</p>	<p>Population growth, together with the hotter, drier summers expected under climate change, are likely to put ever greater pressure on the District's water resources. National plans and strategies encourage new development to meet water efficiency standards and water companies must plan to reduce leaks from the water supply network as well as improve water efficiency. Without the Local Plan, however, it will be more difficult to adopt a co-ordinated approach to water resource planning with water companies and more difficult to implement water efficient design in new development.</p>
<p>None of Braintree District's water bodies meet the water quality requirements of the Water Framework Directive with the River Blackwater and the River Chelmer having the lowest quality.</p>	<p>The Water Framework Directive has set targets for the protection of all inland water courses. The UK has a legal obligation to meet this target and Local Authorities have a duty to work to achieve this. National Planning policy encourages the prevention of both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.</p> <p>Therefore, in the absence of the Local Plan, National Planning policy is likely to provide some protection to Braintree District's water bodies. However, a Local Plan provides opportunities to facilitate cooperation with water companies and the Environment Agency, helping to ensure that wastewater treatment infrastructure is provided in step with increased demand. It can also steer polluting uses away from the most sensitive water environments (e.g. groundwater source protection zones) and specify that new development incorporates appropriate design features to reduce pressure on wastewater treatment infrastructure, e.g. sustainable drainage systems (SuDS).</p>

Key issues	Likely evolution without the Local Plan
<b>Flooding</b>	
<p>The northern areas of Braintree town are within Flood Zones 2 and 3. These and other areas identified by the Mid Essex SFRA are subject to a higher risk from fluvial flooding.</p>	<p>All development needs to take account of national policy on flood risk, including the NPPF requirement that <i>'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'</i> (paragraph 100).</p> <p>The severity and likelihood of flooding is likely to increase with climate change. Without a Local Plan, it will be more difficult to meet the requirements of the NPPF.</p>
<p>Current surface water flood risk in Braintree District is uncertain, pending completion of the Essex SWMP. The 2007 Mid Essex SFRA recommended that runoff rates should be restricted for both greenfield and brownfield developments in Bocking, Braintree, Witham and Coggeshall in particular. This is also likely to be appropriate within other settlements to ease surface water flooding and drainage capacity exceedance.</p>	<p>Any surface water flood risk identified by the forthcoming Essex SWMP is likely to be more difficult to manage in the absence of a Local Plan. The Local Plan offers the opportunity to direct inappropriate types of development away from areas of high surface water flood risk as well to specify appropriate design measures in new development to restrict surface runoff.</p>
<b>Cultural heritage and townscape</b>	
<p>Braintree District has a large number of valuable heritage assets which could be sensitive to new development, including scheduled monuments, conservation areas, historic parks and gardens and listed buildings. A number of these are 'at risk'.</p>	<p>Continued development pressure means that the risk of harm to heritage assets would be likely to continue and may be exacerbated without a planned local approach to development. International and national protection is afforded by various strategies and policies (e.g. 1992 European Convention on the Protection of the Archaeological Heritage; 1999 European Spatial Development Perspective; 2005 UK Sustainable Development Strategy 'Securing the Future'; and the NPPF. Paragraph 17 of NPPF states that the planning system should <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i>.</p> <p>Therefore, whilst these policies make provision for the protection of listed buildings and conservation areas, it is considered that the implementation of more specific policies for Braintree District through the new Local Plan would provide greater protection for heritage assets at the local level, especially sites at risk, historic features of the landscape and urban areas identified as potentially sensitive to development. The Local Plan also affords opportunities for enhancement, for example improving the condition of 'at risk' assets and addressing detracting elements of conservation areas.</p>
<b>Health</b>	
<p>The health of Braintree District's population is significantly worse than the England average in respect of overweight or obese adults; infant mortality; hip fractures in people aged 65+; excess winter deaths; people killed or seriously injured on roads; incidence of malignant melanoma; and</p>	<p>The planning system has relatively limited influence on public health and the Local Plan is therefore likely to have relatively little effect on them. However, the NPPF states that, <i>'local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being'</i> (paragraph 171).</p> <p>Although the NPPF seeks to improve health and wellbeing, Local Plan policies relating to health and wellbeing in Braintree District, for example increased provision of facilities for sport and recreation or spatial policies to facilitate increased walking and cycling, would provide more certainty in relation to how</p>

Key issues	Likely evolution without the Local Plan
the suicide rate.	health issues will be addressed.
Although roughly in line with national averages, Braintree District residents' rates of participation in sport are the third lowest in Essex and well below those in the most active District, which could be contributing to a higher incidence of obesity in Braintree District.	<p>The NPPF recognises that <i>'access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.'</i> (paragraph 73)</p> <p>A Local Plan can address specific local needs by ensuring that there is adequate provision of facilities to meet the needs of communities, which may help to improve participation and prevent obesity which is proportionally higher in Braintree District, compared to the rest of England.</p>
<b>Population and society</b>	
In Braintree District 26 of 84 areas are seriously deprived with regards to 'Barriers to housing and services'.	<p>The spatial distribution of deprivation and inequality in access to housing and services amongst communities within Braintree District is likely to continue in the absence of an appropriate local policy response.</p> <p>In order to achieve sustainable development, the NPPF states that the planning system has <i>'a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'</i> (paragraph 7) Planning policies should seek to <i>'ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'</i> (Paragraph 70)</p> <p>Therefore, the new Local Plan provides the opportunity to improve equality of opportunity by increasing the availability of housing provision for the most deprived groups. The Local Plan could also help to ensure that there is improved access and integration of services through improved transport links to community facilities across Braintree, especially in areas where there is the most need.</p>
In Braintree District 23 of 84 areas are seriously deprived with regards to 'Education, skills and training'.	<p>In the absence of a new Local Plan, the spatial distribution of deprivation and social exclusion in relation to education, skills and training is likely to continue.</p> <p>The NPPF states that <i>'the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future'</i> (paragraph 18). Furthermore, <i>'local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.'</i></p> <p>Improving the education and skills base of local residents requires a range of interventions, some of which will happen through national initiatives in respect of education. However, a new Local Plan can respond to the specific needs of the local economic context by supporting the growth of key sectors and new employment to areas, which may indirectly improve education and skills levels and access to training.</p>
Whilst improving, educational attainment remains low relative to county and national rates.	<p>Paragraph 20 of the NPPF states that <i>'to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.'</i></p> <p>In the absence of a Local Plan, educational attainment amongst Braintree District's population could continue to be poor in comparison to the rest of the region and lead to higher levels of unemployment. Improving the education and skills base of local residents requires a range of interventions, some of which will happen through national initiatives in respect of education. Therefore, a Local Plan could set out policies and strategies to improve access to education and support the creation of a wider range of job opportunities and vocational training within the District.</p>
<b>Economy</b>	
Whilst employment rates	The NPPF states that <i>'the Government is committed to securing economic</i>

Key issues	Likely evolution without the Local Plan
<p>in Braintree District are relatively good compared to with regional and national averages, job availability within the District is relatively low and a significant proportion of those working in the District are unable to access its main centres of employment by sustainable modes.</p>	<p><i>growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future'</i> (paragraph 18). Therefore, even without the new Local Plan this issue is being addressed to some extent by other policy.</p> <p>In the absence of a Local Plan, these economic issues may endure. The implementation of up to date policies in the new Local Plan would help address individual's access to employment and could help stimulate growth in the number of jobs available in the district, for example by ensuring that sufficient local businesses have access to the amounts and types of new employment space they require for expansion.</p>
<p>Braintree District contains a number of sites preferred or reserved for mineral extraction. Other forms of development in the District may be constrained by the need to safeguard mineral resources for extraction.</p>	<p>There will be increased pressure to develop areas containing mineral reserves, in order to support housing, employment and community facilities for an increased population.</p> <p>The NPPF states that <i>'since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.'</i> (paragraph 142). To this end, Local Planning Authorities should <i>'identify and include policies for extraction of mineral resource of local and national importance in their area,'</i> and <i>'define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas'.</i></p> <p>The Local Plan can help ensure that there is a coordinated approach to allocating land for social and economic uses that minimises the risk of sterilising mineral resources.</p>
<b>Housing</b>	
<p>Demographic changes, and to a lesser extent, future employment levels and market signals, indicate the need for a significant increase in annual housing delivery in Braintree District to meet objectively assessed need.</p>	<p>The NPPF identifies that local planning authorities should, <i>'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)'</i> (paragraph 50). Without the implementation of the new Local Plan it is therefore uncertain whether there will be sufficient land allocations to develop new housing.</p>
<p>There is the need for a mix of housing types including social rented housing and provision in rural communities.</p>	<p>The NPPF identifies that local planning authorities should, <i>'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)'</i> (paragraph 50). Although the NPPF encourages a mix of housing development, it is anticipated that this requirement would be implemented at the local level through an up-to-date policy in the new Local Plan and without this the mix of housing supply is less likely to match need.</p>
<p>There is a need for affordable housing across Braintree District as the average income of newly formed households is below the minimum required to access entry level private housing in the District.</p>	<p>Without the Local Plan, an on-going lack of affordable housing is likely to lead to many people being priced out of the market and the population profile of the district may become distorted. This may have secondary effects on the economy, reducing the district's ability to attract key workers in particular. Therefore, the implementation of targeted housing objective in the new Local Plan would provide more certainty in relation to how affordable housing provision will be addressed locally.</p>
<p>In meeting the housing needs of older people, there is a need to improve the supply and stock of sheltered housing and provide for 'extra care'</p>	<p>The NPPF identifies that local planning authorities should, <i>'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)'</i> (paragraph 50). Although the NPPF encourages a mix of housing development, it is anticipated that this</p>

Key issues	Likely evolution without the Local Plan
accommodation to meet the significant growth in the number of people over 85	requirement would be implemented at the local level through an up-to-date policy in the new Local Plan. This would provide more certainty regarding the issue being addressed.
There is a need for additional Gypsy, Traveller and Travelling Showpeople pitches in the District.	<p>The National Planning policy for Traveller Sites seeks to ensure that traveller sites are located in appropriate locations with planning permission, to maintain an appropriate level of supply.</p> <p>The Local Plan could help to ensure that sufficient land is allocated for new or extended private as well as rented sites which enable gypsy and traveller communities to access education, health, welfare and employment. This could help to prevent unauthorised development, which could affect the local landscape and increase social inclusion of these groups, as well as reduce tensions between traveller communities and with settled communities.</p>
<b>Transport</b>	
Availability of public transport is limited in the evenings and in the rural areas where almost half of the District's population live.	<p>The lack of public transport between rural communities and local centres, could lead to increasing car usage, which could lead to increasing air, noise and light pollution and carbon emissions.</p> <p>The NPPF states that planning policies should support economic growth in rural areas by '<i>supporting sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors</i>'. '<i>This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres</i>'.</p> <p>The Local Plan provides an opportunity to improve connections between rural communities and local centres, through improving public and sustainable transport routes, which could support reductions in car use throughout the District.</p>
Braintree District residents have relatively high average travel times by public transport or walking to reach key services, including employment sites.	The Local Plan provides an opportunity to improve connections between key services, including employment centres, and public transport routes. In the absence of the Plan, local business may experience barriers to attracting future employees and job seekers without access to a car, may find it difficult to access employment opportunities.
Rail services between Braintree town and London are infrequent, being constrained by its location on a single track branch line.	<p>In the absence of a Local Plan, the limited transport between Braintree Town and London could make Braintree Town less attractive to investors and labour.</p> <p>The NPPF encourages local authorities to work with '<i>transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development</i>'.</p> <p>The new Local Plan provides an opportunity for Braintree District Council to work with National Rail to develop appropriate ways in which to expand the service provision for Braintree Town.</p>
Stansted Airport in Uttlesford District is a major employer of Braintree District residents, increasing out-commuting by car.	<p>In the absence of a Local Plan, there is likely to be a continued growth in car usage, which could lead to increasing congestion on roads out of the district, particularly in locations targeted for large scale development. This could lead to adverse effects on residents and employees, particularly along the A120.</p> <p>The Local Plan provides an opportunity to allocate new development and employment in locations that help to reduce the need to travel and to require new development to be designed in a way that encourages the use of sustainable transport.</p>

## 4 SA findings for the Draft Local Plan Vision and Objectives

4.1 This section describes the findings of the SA in relation to the overarching vision and supporting objectives that will set the context for the Plan policies.

4.2 The Vision for the Issues and Options document is:

*"By 2033, the District will be the most successful in Essex. Jobs and businesses will have increased in both quantity and quality making the District a desirable place to live and work.*

*Housing growth has been achieved, with the expansion of the main town of Braintree providing sustainable, attractive new homes within a market town setting. Witham, Kelvedon and Feering have also continued to expand making the most of their excellent transport links to provide high quality houses and new community facilities. Two major new garden communities will be being built. West of Braintree a new town of up to 7,000 homes will be under construction, providing homes, employment and facilities within an excellent environment and in line with garden city principles. At Marks Tey, a major urban area, shared with Colchester borough will also be emerging as a self-contained town, containing all the services and facilities which the 10,000 residents will need. Smaller scale growth will continue in other areas of the District, meeting the local needs of smaller communities.*

*The strategic transport routes of the A120, A12 and rail routes from Braintree and Witham have been improved allowing fast and reliable connections to London, London Stansted Airport, the east coast ports and other key regional centres.*

*Developments in the District will have been designed and built to the highest quality, making the best use of new technologies to ensure suitability and sustainability now and in the future. High speed reliable broadband is accessible for all homes and businesses.*

*All residents in the District will have access to the highest quality community facilities including health and education provision. Outstanding leisure facilities continue to be provided to ensure residents can make healthy choices and retail and other needs are met.*

*Braintree District continues to be an aspirational place to live with a successful economy, wide range of affordable, sustainable homes situated within a high quality urban and rural landscape, all within easy reach of London and the wider region."*

4.3 The Vision is supported by twelve strategic Objectives. The likely sustainability effects of the Vision and Objectives have been appraised and the results are presented in Table 4.1.

4.4 The Vision for Braintree District sets a general aspiration for development in the district to take place in a sustainable way, supported by social, economic and environmental aspirations, which will enable Braintree to be an attractive place to live, work and invest.

4.5 This Vision is therefore likely to have minor positive effects (+) in relation to the majority of the SA objectives set out in the SA Framework. However, the Vision's contribution to the achievement of the following objectives is likely to be negligible SA objective 6: Biodiversity and geodiversity, SA objective 10: Historic environment, SA objective 12: Water environment, SA objective 13: Flood risk, SA objective 14: Air quality and SA objective 16: Soil. The Vision is unlikely to lead to any significant adverse effects in relation to the SA objectives. Most of the effects of the Vision and many of the Objectives are subject to some uncertainty since their achievement will depend on the details of the Draft Local Plan policies and site allocations which

are designed to implement them. The effects of the options being considered for the policies and sites are examined later in the SA report.

- 4.6 The Objectives are unlikely to have any significant negative effects (--). Most of the Objectives are likely to have significant positive (++) or minor positive effects (+) in relation to the SA objectives, or negligible (0) effects. All the Objectives have at least one significant positive effect where they directly address SA objectives, although a small number of minor negative effects (-) have also been identified.
- 4.7 The objective Housing Need and the objective Creating a successful economy focus on the delivery of housing or employment land and therefore respectively score a significant positive effect (++) in relation to SA objective 1: Housing and SA objective 3: Economy. However most of the objective are likely to result in a mixture of positive and negative effects (+/-) or minor negative effects, because while they would help to achieve the housing and employment development needed in the District, construction of new homes and employment development could have potentially negative effects on environmental receptors and could result in increased car traffic within the District. However, there would be opportunities for good design and construction techniques to mitigate potential effects and even have beneficial effects, e.g. on the setting of a heritage asset. For some of the SA objectives, the possibility for minor positive effects is not identified, but the potential minor negative effect is shown as uncertain (-?), as it will depend on how and where the housing and employment development is delivered across the District.
- 4.8 The Objective: Retail and Town Centres focuses on improving the vibrancy and service provision of town centres. Therefore, it is considered likely to have significant positive effects (++) on SA objective 4: Service centre vitality and SA objective 5: Economy.
- 4.9 The Objective: Transport Infrastructure seeks to improve the road network in the area, including the delivery of sustainable transport modes at new developments, ensuring safety and aiding congestion as well as improving connections to the wider network. Therefore, this objective directly addresses SA objective 7: Sustainable travel, SA objective 8: Accessibility and SA objective 11: Climate change mitigation with a significant positive effect for each.
- 4.10 The objective Broadband, and Education and Skills are likely to have a significant positive effect for SA objective 5: Economy. The provision of broadband will support businesses and home-workers, while access to education and skills will help provide the skills necessary for businesses in the district to thrive. The objective Education and skills is also directly linked to for SA objective 9: Education and skills and so a significant positive effect is also likely for this SA objective. For both objectives, all SA objectives relating to the environment are likely to score a negligible effect (0).
- 4.11 Two Objectives, Protection of the Environment and Good Quality Design are likely to result in significant positive effects (++) or minor positive (+) in relation to most SA objectives. Both of these Objectives seek to improve the quality of the local environment, by protecting the historic environment and landscape character. Therefore, both of these objectives directly address SA Objective 10: Historic environment and SA objective 15: Landscapes and townscapes and so significant positive effects are expected for these SA objectives. The objective Protection of the Environment will also have a will also have a significant positive effect on SA objective 3: Health and SA objective 6: Biodiversity and geodiversity.
- 4.12 Overall, the Healthy Communities objective is likely to result in minor positive (+) or negligible (0) effects for most SA objectives, with three significant positive (++) effects. The objective focuses on encouraging active and healthy choices by ensuring the retention and creation of outdoor community areas for sport and recreation, while also encouraging sustainable travel by providing cycle ways and pedestrian links. The policy also addresses the expansion of local health facilities. Therefore, this Objective is identified as having a significant positive (++) effect in relation to SA objective 1: Community safety and cohesion, SA objective 3: Health and SA objective 7: Sustainable travel.
- 4.13 The objective Social Infrastructure would have a significant positive effect for SA objective 1: Community Safety and cohesion and SA objective 8: Accessibility. The policy focuses on

providing access to local and community facilities. A couple of other minor positive (+) effects have been identified for some SA objective, however the majority of SA objective score a negligible (0) for this objective.

- 4.14 The Objective: Sustainability, directly addresses resource efficiency and energy efficiency, by promoting renewables and minimising the use of natural resources. The objective also seeks to ensure that development takes place in well-connected areas making the best use of previously developed land. Therefore, this policy is identified as having a significant positive effect in relation to SA objective 8: Accessibility and SA: objective 11: Climate change mitigation. .
- 4.15 The objective Empowering Local People would have a significant positive effect for SA objective 1: Community safety and cohesion. The objective focuses on creating an environment where local residents and businesses feel fully involved and engaged in shaping the future of the district. Documents will be written in ways which are accessible and transparent. This will help support social inclusion. All other SA objective will have a negligible score.

**Table 4.1 Summary of SA scores for Draft Local Plan Visions and Objectives**

Vision / objective	SA Objectives															
	SA1: Community safety & cohesion	SA2: Housing	SA3: Health	SA4: Service centre vitality	SA5: Economy	SA6: Biodiversity and geodiversity	SA7: Sustainable travel	SA8: Accessibility	SA9: Education and skills	SA10: Historic environment	SA11: Climate change mitigation	SA12: Water environment	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Soil
Vision	+	+	+	+	+	0	+	+	+	0	+	0	0	0	+	0
Creating a successful economy	+	0	+	+	++	-?	+	+	+	0	+/-	0	+	+/-	+	-
Retail & town centres	+	0	+	++	++	0	+	+	0	0	+	0	0	+	+	0
Housing need	+	++	+	0	+	-?	0	0	0	0	+/-	0	+	+/-	-?	0
Transport infrastructure	0	0	+	0	+	0	++	++	0	0	++	0	0	+	0	0
Broadband	+	+	0	0	++	0	0	+	+	0	0	0	0	0	0	0
Education and skills	+	0	+	0	++	0	0	+	++	0	0	0	0	0	0	0
Protection of the environment	0	0	++	0	+	++	0	0	0	++	+	+	+	+	++	+
Good quality design	0	+	+	0	+	+	0	0	0	++	+	+	+	+	++	0
Healthy communities	++	0	++	0	+	+	++	+	0	0	+	0	0	+	0	0
Social infrastructure	++	0	+	0	+	0	0	++	+	0	0	0	0	0	0	0
Sustainability	0	0	+	+	+	0	+	++	0	0	++	0	0	+	0	+
Empowering local people	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## 5 SA findings for the 'Spatial Strategy'

- 5.1 The Spatial Strategy section of the Draft Local Plan categorises the District's settlements according to the size, function and service provision of each one. It then goes on to state that taking both this settlement hierarchy and the Council's analysis of opportunities and constraints into account, the broad spatial strategy should concentrate development on Braintree, planned new garden communities, Witham and the A12 corridor, and Halstead.
- 5.2 The Spatial Strategy section of the Draft Local Plan does not contain any policies. Instead, the strategy is implemented through the more detailed spatial policies of the Draft Local Plan, notably the New Garden Community policies of the Shared Strategic Plan, Policy LPP 1: Location of Employment Land, Policy LPP 8: Primary Shopping Areas, Policy LPP 9: District Centre, Policy LPP 16 Housing Provision and Delivery, and the Strategic Growth Location policies LPP17-LPP21. Each of these policies and the related site allocations is individually assessed in the following sections of this SA Report or by Place Services in their SA of the Shared Strategic Plan. In addition, an assessment of the cumulative effects of the Draft Local Plan is made in Chapter 10. As such, no separate assessment of the Spatial Strategy section of the Draft Local Plan is required.

## **6 SA findings for the 'Prosperous District' policies and reasonable alternatives**

- 6.1 This chapter of the SA Report describes the findings of the SA on the effects of the preferred policies and reasonable alternatives in relation to the economy, shops and services, homes, and transport and infrastructure. The themes and individual policies are appraised below in the order in which they appear in the Draft Local Plan document.
- 6.2 A summary of the likely effects of the preferred approaches set out in the Draft Local Plan as a whole, by SA objective, can be found in Chapter 10.

## A strong economy

- 6.3 The section of the Draft Local Plan sets out policies in relation to location of employment land, employment policy areas, business uses, design and layout of employment policy areas and business uses, rural enterprise and tourist development.

### Policy LPP 1: Location of Employment Land.

#### *Policy approaches considered and summary of sustainability effects*

- 6.4 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy option:</b>						
A: The council will provide for 23.3ha of industrial land and 20ha of office land – five new strategic employment sites are identified. Employment sites and sites or buildings in current or recent use as an employment site, will be retained for such uses where they continue to be viable. Policy also allocates a number of strategic employment sites which have been individually assessed:						
(i) Extension to Springwood Drive industrial area in Braintree (site allocation ID number X1)						
(ii) Land to the west of the A131 at Great Notley (site allocation ID number GRNO 260)						
(iii) Extension to Eastways Industrial Estate, Witham (site allocation ID numbers RIVE 362, RIVE 363)						
(iv) Extension to Bluebridge Industrial Estate, Halstead (site allocation ID number COLE 188)						
Remaining sites allocated by policy are subject to separate SA by Place Services.						
<b>(all policy elements above are preferred)</b>						
<b>SA Objective</b>	<b>A</b>	<b>(i)</b>	<b>(ii)</b>	<b>(iii)</b>	<b>(iv)</b>	
SA1: Community safety & cohesion	0	+	+	0	0	
SA2: Housing	0	0	0	0	0	
SA3: Health	0	?	+	+	+	
SA4: Service centre vitality	0	?	0	0	0	
SA5: Economy	++	++	++	++	++	
SA6: Biodiversity and geodiversity	0	-	-	-	-	
SA7: Sustainable travel	0	+	+	-	+	
SA8: Accessibility	0	--/+/?	++	++/-	++	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	0	?	?	?	?	
SA11: Climate change mitigation	0	0	0	0	0	
SA12: Water environment	0	-	0	0	?	
SA13: Flood risk	0	0	0	0	0	
SA14: Air quality	0	0	0	0	0	
SA15: Landscapes and townscapes	0	-	-	-	-	
SA16: Soil	0	-	--	--	-	

#### *SA findings for the preferred approach*

- 6.5 The Council's 2015 Employment Land Needs Assessment (and Employment Land Review Guidance on converting office space floor areas requirements to employment land requirements) indicates the need for an additional 20 ha of B1 (office, R&D, light industry) employment land. Taking into

account a recommendation to release some poorly located or non-functional employment space in the District for other uses, it also identified a requirement for 23.3 ha of new employment land to serve the logistics industry (i.e. B8 storage or distribution use class). Draft Local Plan policy LPP 1 makes for these identified needs in full and is therefore expected to have significant positive effects in relation to SA objective 3: Economy.

6.6 Additional, spatially specific effects were identified in relation to the individual employment allocations, as set out below, focussing on those which are significant.

Employment allocation	Site ID	SA findings
(i) Extension to Springwood Drive industrial area in Braintree	None assigned by BDC - LUC assigned code 'X1')	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy, due to planned high speed broadband at the location;</li> </ul> <p>Significant negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 8: Accessibility, as the site is in the open countryside, albeit within several hundred metres of the Main Town of Braintree.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 1: Community safety &amp; cohesion (no BDC site assessment available but policy states a community sports facility will be provided); SA objective 7: Sustainable travel (proximity to a bus stop); SA objective 8: Accessibility (proximity to bus services)</p> <p>Uncertain effects were identified in relation to SA objective 3: Health (no BDC site assessment available to identify increase or loss of public open space); SA objective 4: Service centre vitality (no BDC site assessment available to identify increase or loss of retail); SA objective 8: Accessibility (no BDC site assessment available to confirm whether any highway access issues); SA objective 10: Historic environment (no BDC site assessment available of potential effects on significance of listed buildings and a conservation area within 1 km).</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (greenfield location); SA objective 12: Water environment (within SPZ2); SA objective 15: Landscapes and townscapes (area of moderate landscape sensitivity and a greenfield site); SA objective 16: Soil (grade 3 agricultural land).</p>
(ii) Land to the west of the A131 at Great Notley ('Eastlink 120')	GRNO 260	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy, due to high speed broadband availability at the location.</li> <li>- SA objective 8: Accessibility, due to proximity to the Main Town of Bocking and Great Notley, which is a population centre, as well as to existing bus services. Also minor positive effect as no highway access issues.</li> </ul> <p>Significant negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 1: Community safety &amp; cohesion (provision of new community facilities); SA objective 3: Health (no loss of open space); SA objective 7: Sustainable travel (proximity to bus stops).</p> <p>Uncertain effects were identified in relation to SA objective 10: Historic environment.</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (greenfield location); SA objective 15: Landscapes and townscapes (area of moderate landscape sensitivity and a greenfield site).</p>
(iii) Extension to Eastways Industrial Estate, Witham	RIVE 362, RIVE 363	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy, due to high speed broadband availability at the location.</li> </ul>

Employment allocation	Site ID	SA findings
		<p>- SA objective 8: Accessibility, due to proximity to the Main Town of Witham, which is a population centre, although minor negative effects identified due to lack of proximity to rail/bus services and potential road access issues to site.</p> <p>Significant negative effects were identified in relation to:</p> <p>- SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.</p> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of open space).</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (<math>\geq 25\%</math> undesignated greenfield land); SA objective 7: Sustainable travel (lack of proximity to rail/bus services); SA objective 8: Accessibility (public transport and highway access criteria); SA objective 15: Landscapes and townscapes (moderate landscape sensitivity and <math>\geq 25\%</math> greenfield).</p> <p>Uncertain effects were identified in relation to SA objective 10: Historic environment.</p>
(iv) Extension to Bluebridge Industrial Estate, Halstead	COLE 188	<p>Significant positive effects were identified in relation to:</p> <p>- SA objective 5: Economy, due to high speed broadband availability at the location.</p> <p>- SA objective 8: Accessibility, due to proximity to the Main Town of Halstead, which is a population centre, as well as to existing bus services. Also a minor positive effect as no vehicular site access issues.</p> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of open space); SA objective 7: Sustainable travel (proximity to bus services).</p> <p>Uncertain effects were identified in relation to SA objective 10: Historic environment (due to presence of historic assets within 1 km on which potential effects have not yet been assessed); SA objective 12: Water environment (due to <math>\geq 25\%</math> of site falling within SPZ3).</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (undesignated greenfield land); 15: Landscapes and townscapes (moderate landscape sensitivity and greenfield land); SA objective 16: Soil (Grade 3 agricultural land).</p>
Major Business Park on the West Braintree Garden Community	N/A	Proposed development at the proposed Garden Communities forms part of the shared strategic plan with neighbouring Colchester and Tendring local authorities that is subject to a separate SA being carried out by Place Services.
Major Business Park on the Marks Tey Garden Community	N/A	Proposed development at the proposed Garden Communities forms part of the shared strategic plan with neighbouring Colchester and Tendring local authorities that is subject to a separate SA being carried out by Place Services.

#### *SA findings for the reasonable alternatives considered*

- 6.7 No reasonable alternatives to this policy in relation to the total amount of employment land were considered by the Council. The effects of the alternative site allocations considered are set out in Chapter 9.

## Policy LPP 2: Employment Policy Areas

### Policy approaches considered and summary of sustainability effects

- 6.8 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. B1, B2 and B8 uses would be acceptable along with repair of vehicles, services provided for the benefit of the business and for waste management uses. Three major locations for employment allocated by this policy are:						
(i) BLAN 113 - Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree						
(ii) BOCS 138 - Land at Lodge Farm, Rayne Road, Braintree						
(iii) GOSF 249 - Land at Gosfield Airfield						
(all above policy elements are <b>preferred</b> )						
B: To be less restrictive on the potential uses on employment sites and allow retailing, ancillary uses and indoor sports and recreation facilities.						
C: To restrict the uses on employment areas to B1, B2, B8 and waste services only.						
<b>SA Objective</b>	<b>A</b>	<b>(i)</b>	<b>(ii)</b>	<b>(iii)</b>	<b>B</b>	<b>C</b>
SA1: Community safety & cohesion	0	0	0	0	0	0
SA2: Housing	0	0	0	0	0	0
SA3: Health	0	+	+	+	0	0
SA4: Service centre vitality	+	0	0	0	-	+
SA5: Economy	+	++	++	++	+/-	+
SA6: Biodiversity and geodiversity	0	-	-	-	0	0
SA7: Sustainable travel	+	+	+	-	-	+/-
SA8: Accessibility	+	++/--	++/?	--/+	-	+/-
SA9: Education and skills	0	0	0	0	0	0
SA10: Historic environment	0	?	?	?	0	0
SA11: Climate change mitigation	+	0	0	0	-	+/-
SA12: Water environment	0	0	0	0	0	0
SA13: Flood risk	0	0	0	0	0	0
SA14: Air quality	+	0	0	0	-	+/-
SA15: Landscapes and townscapes	0	?/-	-	--	0	0
SA16: Soil	0	-	-	-/?	0	0

### SA findings for the preferred approach

- 6.9 The preferred policy will preserve industrial estates for B use employment, ensuring that appropriate employment space for these uses remains available for general business uses, including the distribution sector which is important to the District's economy, resulting in minor positive effect in relation to SA objective 5: Economy. Restricting retail and indoor recreation uses on industrial estates will help to ensure that these uses remain in the District's service centres, supporting their vitality and making it more likely that customers will be able to access retail services by sustainable modes, with minor positive effects on SA objective 4: Service centre vitality, SA objective 7: Sustainable travel, SA objective 8: Accessibility, and SA objective 11: Climate change mitigation. The preferred policy also allows on-site provision of services provided for the benefit of industrial estate employees, which should reduce the need to travel,

with further benefits for SA objective 7: Sustainable travel, SA objective 11: Climate change mitigation, and SA objective 14: Air quality.

6.10 Additional, spatially specific effects were identified in relation to the individual employment allocations, as set out below, focussing on those which are significant.

Employment allocation	Site ID	SA findings
(i) Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree	BLAN 113	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy, due to availability of high speed internet at the site.</li> </ul> <p>SA objective 8: Accessibility as the site is within 400 m of several bus stops with a frequent service. Minor positive effects are also noted as no highway access issues exist.</p> <p>Significant negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 8: Accessibility as the site is remote from any service centre.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of open space); SA objective 7: Sustainable travel (proximity to bus services).</p> <p>Uncertain effects were identified in relation to SA objective 10: Historic environment (unknown effect on listed buildings within 1 km); SA objective 15: Landscapes and townscapes (unknown landscape sensitivity).</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (proximity to Ancient Woodland and significant proportion of site is undesignated greenfield land); SA objective 15: Landscapes and townscapes (significant proportion of site is greenfield); SA objective 16: Soil (grade 3 agricultural land).</p>
(ii) BOCS 138 - Land at Lodge Farm, Rayne Road, Braintree	BOCS 138	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy, due to planned availability of high speed internet at the site by 2019.</li> <li>- SA objective 8: Accessibility, as the site is adjacent to the Main Town of Braintree and within 400 m of several bus stops with a frequent service.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of open space); SA objective 7: Sustainable travel (proximity to bus services).</p> <p>Uncertain effects were identified in relation to SA objective 8: Accessibility (potential vehicular access issues); SA objective 10: Historic environment (unknown effect on listed buildings and conservation area within 1 km).</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (undesignated greenfield land); SA objective 15: Landscapes and townscapes (moderate landscape sensitivity and significant proportion of site is greenfield); SA objective 16: Soil (grade 3 agricultural land).</p>
(iii) GOSF 249 - Land at Gosfield Airfield	GOSF 249	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy, due to availability of high speed internet at the site.</li> </ul> <p>Significant negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 8: Accessibility, as the site is remote from any service centre and from public transport services.</li> <li>- 15: Landscapes and townscapes, as the site is entirely within a landscape with high sensitivity to change. In addition, a significant proportion of the site is greenfield.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of open space); 8: Accessibility (no highway access issues).</p>

Employment allocation	Site ID	SA findings
		<p>Uncertain effects were identified in relation to SA objective 10: Historic environment (unknown effect on listed buildings and registered park and garden within 1 km); SA objective 16: Soil (small proportion of site is contaminated land but unknown whether remediation required).</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (undesignated greenfield land); SA objective 7: Sustainable travel (not in proximity to bus or rail services); SA objective 16: Soil (grade 3 agricultural land).</p>

*SA findings for the reasonable alternatives considered*

- 6.11 The less restrictive policy option B may benefit retail and indoor recreation businesses by allowing them more flexibility but this could make it harder for tradition B uses to find appropriate employment space with mixed effects in relation to SA objective 5: Economy. Minor negative effects on SA objective 4: Service centre vitality, SA objective 7: Sustainable travel, SA objective 8: Accessibility, SA objective 11: Climate change mitigation, and SA objective 14: Air quality could result from allowing retail and indoor recreation uses to locate in out of centre locations.
- 6.12 Option C is similar to the preferred policy but more restrictive in terms of not allowing vehicles parts/repair business or on-site provision of services provided for the benefit of industrial estate employees. Its sustainability effects are therefore expected to be similar to those of Option A, except that industrial estate employees are likely to need to travel by car to access services that can be provided on-site under Option A. This results in mixed minor positive and minor negative effects in relation to SA objective 7: Sustainable travel, SA objective 8: Accessibility, SA objective 11: Climate change mitigation, and SA objective 14: Air quality rather than the purely positive ones expected under Option A.

## Policy LPP 2A: Emergency Services Headquarters

### Policy approaches considered and summary of sustainability effects

- 6.13 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. Allocate land at Kelvedon Park as a Special Employment Area to meet the requirements of the emergency services for expanded facilities, subject to provision of sufficient parking, boundary screening at rear of site and retention of the parkland setting at the front of the site. Allocation relates to Essex County Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End: site ID number RIVE 364. <b>(preferred)</b>						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	0					
SA3: Health	++/?					
SA4: Service centre vitality	0					
SA5: Economy	0					
SA6: Biodiversity and geodiversity	-					
SA7: Sustainable travel	+					
SA8: Accessibility	++/--					
SA9: Education and skills	0					
SA10: Historic environment	?					
SA11: Climate change mitigation	0					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	-					
SA16: Soil	--					

### SA findings for the preferred approach

- 6.14 Significant positive effects were identified for this site in relation to SA objective 3: Health as it will provide additional facilities for the emergency services. An uncertain effect was also identified in relation to the potential loss of public space at the site as the presence or otherwise of open space on the greenfield portion of this site was not recorded in the BDC site visit form.
- 6.15 Although application of the standard site assessment framework indicated significant positive effects relation to SA objective 5: Economy as the site lies within an area benefitting from high speed broadband access this score was adjusted to a negligible effect as the emergency services do not constitute economic development.
- 6.16 Significant positive effects were also identified in relation to SA objective 8: Accessibility as the site is within 400 m of two bus stops and Rivenhall is served by frequent bus services. However, significant negative effects were also identified as the site is an allocation to the open countryside rather than a service centre.

- 6.17 Significant negative effects were identified in relation to SA objective 16: Soil as most of the site is on grade 1 or 2 agricultural land.
- 6.18 Application of the standard site assessment framework resulted in a significant negative effect in relation to SA objective 15: Landscapes and townscapes because the site is located entirely within a landscape area with high sensitivity to change. The site-specific policy text provides mitigation in the form of requirements for appropriate boundary screening to the rear of the site and retention of the parkland setting to the front of the site. These are judged to reduce the potential effect to a minor negative.
- 6.19 A minor positive effect was identified in relation to SA objective 7: Sustainable travel (proximity to bus stops).
- 6.20 Uncertain effects were identified in relation to SA objective 10: Historic environment. There is a Scheduled Monument (Rivenhall long mortuary enclosure) and a listed building within 100 m of the site, however the potential impact of development on the historic significance of these assets has not been assessed by the BDC site visit.
- 6.21 Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (undesignated greenfield land).

*SA findings for the reasonable alternatives considered*

- 6.22 No reasonable alternatives to this policy were considered by the Council.

### Policy LPP 3: Business Parks

#### Policy approaches considered and summary of sustainability effects

- 6.23 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: B1 uses acceptable on site together with essential and ancillary other uses which make up no more than 5% of the total floorspace. Policy also makes the following site-specific allocation which is separately assessed below. (i) B1 allocation to 8 Collingwood Road, Witham (site ID number WITC 424) <b>(all policy elements above are preferred)</b>						
B: To allow the same ancillary uses on B1 businesses sites as is set out in employment policy areas.						
C: To be more restrictive to B1 uses only and not ancillary uses.						
D: To be less restrictive and only have a policy for all employment areas.						
<b>SA Objective</b>	<b>A</b>	<b>(i)</b>	<b>B</b>	<b>C</b>	<b>D</b>	
SA1: Community safety & cohesion	0	0	0	0	0	
SA2: Housing	0	0	0	0	0	
SA3: Health	0	+	0	0	0	
SA4: Service centre vitality	0	0	0	0	0	
SA5: Economy	0	0	0	0	0	
SA6: Biodiversity and geodiversity	0	0	0	0	0	
SA7: Sustainable travel	0	+	0	0	0	
SA8: Accessibility	+	++	+	+/-	0	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	0	-	0	0	0	
SA11: Climate change mitigation	0	+	0	-	0	
SA12: Water environment	0	0	0	0	0	
SA13: Flood risk	0	0	0	0	0	
SA14: Air quality	0	0	0	-	0	
SA15: Landscapes and townscapes	0	+	0	0	0	
SA16: Soil	0	0	0	0	0	

#### SA findings for the preferred approach

- 6.24 The preferred policy restricts general industrial and distribution uses on employment areas which the Council has assessed as being unsuitable for these uses, for example because of poor access to the strategic road network or likely adverse effects on surrounding uses. As such, the preferred policy should help to avoid traffic congestion and direct general industrial and distribution uses to locations where they are accessible to the strategic road network, with minor positive effects on SA objective 8: Accessibility.
- 6.25 Additional, spatially specific effects were identified in relation to the individual employment allocation, as set out below, focussing on those which are significant.

Employment allocation	Site ID	SA findings
(i) 8 Collingwood Road, Witham	WITC 424	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 8: Accessibility as the site is within the Main Town of Witham and also within walking distance of existing, frequent bus and rail services. Further positive effects relate to the absence of highway access issues for the site.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of open space); SA objective 7: Sustainable travel (within walking distance of several bus stops and train station); SA objective 11: Climate change mitigation (avoidance of traffic emissions due to site accessibility); and SA objective 15: Landscapes and townscapes (use of previously developed land).</p> <p>Minor negative effects were identified in relation to SA objective 10: Historic environment as the site is located within a conservation area and there are several listed buildings in the vicinity. The Council's site assessment form indicates the potential to mitigate negative effects through use of sympathetic design, appropriate materials and retention of mature trees. It is <b>recommended</b> that these issues are addressed in site-specific policy wording for this allocation.</p>

*SA findings for the reasonable alternatives considered*

- 6.26 Policy option B is similar to the preferred policy and is expected to have similar sustainability effects.
- 6.27 Option C would result in minor positive effects in relation to SA objective 8: Accessibility for the same reasons as Option A. However, by prevent ancillary uses from being co-located with B1 businesses, it would increase the need for business park employees to travel to access these services, probably by car. This would have minor negative effects in relation to SA objective 8: Accessibility, SA objective 11: Climate change mitigation, and SA objective 14: Air quality.
- 6.28 Policy option D is to have no specific policy and rely on the Employment Policy Areas policy for all employment areas. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 4: Design and Layout of Employment Policy Areas and Business Uses

### Policy approaches considered and summary of sustainability effects

- 6.29 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Specific criteria around the design of business parks to include the retention of suitable car parking and landscaping and that sites over 5ha may be required to have additional parking areas within them. ( <b>preferred</b> )						
B: To not have a specific policy and rely on the generic design policies for all development.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	+/-	0				
SA4: Service centre vitality	0	0				
SA5: Economy	+	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	+/-	0				
SA8: Accessibility	++	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	+/-	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	+/-	0				
SA15: Landscapes and townscape	+	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.30 The policy states that new employment and business developments are expected to be designed to a high quality which includes suitable access for staff, delivery and service vehicles, pedestrians, public transport and cyclists, in a safe environment. A significant positive effect is therefore likely for SA objective 8: Accessibility.
- 6.31 Policy 3 is likely to encourage the uptake of more sustainable means of transport to access services and facilities which would have benefits on health as people engage in more active travel. The provision of additional overspill car parking would potentially lead to higher use of private cars for accessing services. This would potentially discourage the use of public transport or other sustainable modes (which would otherwise have a positive benefit on health) as access to a car would be more convenient, particularly where access to public transport is not considered to be reasonable. Mixed effects are therefore likely for SA objective 3: Health, SA objective 7: Sustainable travel, SA objective 11: Climate change mitigation, and SA objective 14: Air quality.

- 6.32 Appropriate layout, design and access of new business parks is important in attracting and retaining users on the site and creating a pleasant environment for people to work. A minor positive is therefore expected for SA objective 5: Economy as the policy will help attract employers and workers to the area. .
- 6.33 A minor positive effect is expected for SA objective 15: Landscapes and townscapes as the policy requires good design. Proposals will only be permitted where they do not result in a cramped or contrived appearance, out of keeping with the remainder of the employment area and where structural landscaping will not be undermined.

*SA findings for the reasonable alternatives considered*

- 6.34 Policy option B is to have no specific policy and rely on generic policies. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 5: Rural Enterprise

### Policy approaches considered and summary of sustainability effects

- 6.35 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy for small scale commercial development outside of settlement boundaries in existing buildings where possible and then in well-designed new buildings. They should meet criteria on sustainability, impacts on the natural and historic environment and residential amenity. <b>(preferred)</b>						
B: To have a less restrictive policy on rural enterprise which allows development to take place in more circumstances.						
C: To not have a specific policy and rely on the generic design, transport and natural environment policies and the NPPF.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	+	+	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	+	+	0			
SA6: Biodiversity and geodiversity	+	-?	0			
SA7: Sustainable travel	+	-?	0			
SA8: Accessibility	+	-?	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	+	-?	0			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	+	-?	0			
SA16: Soil	0	0	0			

### SA findings for the preferred approach (Option A)

- 6.36 The policy supports the rural economy by providing greater flexibility to the employment land supply and improving access to rural employment services and facilities. This is likely to have minor positive effects in relation to SA objective 5: Economy and SA objective 8: Accessibility.
- 6.37 The policy states the proposals will be supported provided that *'the access and traffic generated by the development can be accommodated on the local road system without adverse impact on roads, residential amenity or the local character, or can be mitigated against'*. In addition by providing more local job prospects for the District's rural community, it will aid rural inclusion and reduce the need to commute greater distances to find work. Therefore a minor positive effect is expected for SA objective 1: Community safety and cohesion and SA objective 7: Sustainable travel.

- 6.38 The policy requires that there is no unacceptable impact on protected species, the historic environment or landscape character. Therefore there is a minor positive effect for SA objective 6: Biodiversity and geodiversity, SA objective 10: Historic environment and SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 6.39 Policy option B is to have a less restrictive policy on rural enterprise which allows development to take place in more circumstances. With no specific criteria mentioned, there is no assurance that rural enterprise developments will be accessible or undamaging to the historic environment, the landscape or biodiversity. Therefore a negative uncertain effect is expected for SA objective 6: Biodiversity and geodiversity, SA objective 7: Sustainable travel, SA objective 8: Accessibility, SA objective 10: Historic environment and SA objective 15: Landscapes and townscapes. The sustainability effects for SA objective 1: Community safety & cohesion and SA objective 5: Economy are expected to be similar to those in Policy option A.
- 6.40 Policy option C is to have no policy and rely on generic policies and the NPPF. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 5A: Former Polish Campsite Employment Area

### Policy approaches considered and summary of sustainability effects

- 6.41 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. Allocate Former Polish Campsite for employment use and structural landscaping subject to criteria relating to avoidance of light pollution and landscaping. Allocation relates to Former Polish Campsite (site ID number KELV 334). <b>(preferred)</b>						
B: To have no site specific policy and rely on the Rural Enterprise Policy.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	+	0				
SA4: Service centre vitality	0	0				
SA5: Economy	++	0				
SA6: Biodiversity and geodiversity	-	0				
SA7: Sustainable travel	-	0				
SA8: Accessibility	--	0				
SA9: Education and skills	0	0				
SA10: Historic environment	?	0				
SA11: Climate change mitigation	-	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+/-	0				
SA16: Soil	--?	0				

### SA findings for the preferred approach (Option A)

- 6.42 The assessment of this policy relates to the spatially specific effects of allocating a site for employment development at this location. The effects of the total amount of employment space to be provided by the Draft Local Plan are assessed under the related policies.
- 6.43 Significant positive effects for allocation of employment space at this location were identified in relation to SA objective 5: Economy because of the availability of high speed broadband internet services at this location.
- 6.44 Significant negative effects were identified in relation to SA objective 8: Accessibility because the site is in the open countryside, remote from any service centre. Further negative effects relate to the lack of regular bus or rail services within walking distance from the site. Minor positive effects relate to the fact that no highway access issues have been identified for the site. Overall, the effect is judged to be significant negative.
- 6.45 Significant negative effects were also identified in relation to SA objective 16: Soil because the site is located entirely within an area of grade 1 or grade 2 agricultural land although this effect

was judged to be uncertain as it would only be relevant if the new development were to extend beyond the existing developed footprint at the location.

- 6.46 Minor positive effects were identified in relation to SA objective 3: Health (no loss of public open space).
- 6.47 Mixed minor positive and minor negative effects were identified in relation to SA objective 15: Landscapes and townscapes, the positive effect reflecting the previously developed status of the site and the negative effect reflecting the fact that it is located in a landscape area with moderate sensitivity to change.
- 6.48 Uncertain effects were identified in relation to SA objective 10: Historic environment (potential effects on significance of listed buildings within 1 km).
- 6.49 Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (site is within 100 m of locally designated wildlife site – Storey’s Wood); SA objective 7: Sustainable travel (no bus or rail services within walking distance); SA objective 11: Climate change mitigation (likely increase in transport emissions due to poor accessibility and lack of sustainable travel options).

*SA findings for the reasonable alternatives considered*

- 6.50 Policy option B is to have no specific policy and rely on another, spatially non-specific Draft Local Plan policy. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a ‘do-nothing’ scenario.

## Policy LPP 6: Tourist Development

### Policy approaches considered and summary of sustainability effects

- 6.51 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy on which new tourist facilities and accommodation should be considered against outside of rural areas includes the demand for the facility, accessibility, landscaping, agricultural land and water and waste storage and distribution systems. The occupation of land or buildings would also be restricted to tourist use only. <b>(preferred)</b>						
B: To be less restrictive on the location of tourist facilities in rural areas and relying on generic policies for the impacts of development to judge applications.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	++	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	+	0				
SA8: Accessibility	+	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	+	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	+	0				

### SA findings for the preferred approach (Option A)

- 6.52 A significant positive effect is expected for SA objective 5: Economy as the policy will enhance the District's potential for tourism. Tourism contributes in an important way to the rural economy particularly in Braintree District where the district is predominantly rural with a high quality built and historic environment.
- 6.53 The policy seeks to achieve a balance between supporting the rural economy and protecting the countryside. The policy is therefore expected to have minor positive effects in relation to SA objective 15: Landscapes and townscapes by ensuring proposals do not materially adversely affect the character and appearance of the surrounding area and SA objective 16: Soil by ensuring they would not use the best and most versatile agricultural land.
- 6.54 Minor positive effects are expected for SA objective 7: Sustainable travel by ensuring facilities are located at a site that are well connected to defined settlements in the area and are

accessible to adequate transport, cycling and walking links, and SA objective 8: Accessibility, by ensuring appropriate, convenient and safe vehicular access can be gained to and from the public highway and appropriate parking is also provided. A minor positive effect is also expected for SA objective 12: Water environment as the policy seeks to ensure that the developments will be served by adequate water, sewerage and waste storage and disposal systems.

*SA findings for the reasonable alternatives considered*

- 6.55 Policy option B is to have no specific policy and rely on generic policies. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Shops and services

- 6.56 The section of the Draft Local Plan sets out policies in relation to retailing and regeneration, primary shopping areas, district centres, Freeport Outlet Centre, leisure and entertainment, retail warehouse development, retail site allocations, Newlands precinct and Rickstones neighbourhood centre.

## Policy LPP 7: Retailing and Regeneration

### Policy approaches considered and summary of sustainability effects

- 6.57 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: The policy would have to set out the vision of town centres, retailing and regeneration in the area, it would need to set out the likely retail growth requirements to meet all the identified need over the plan period. It would also need to set out a retail hierarchy, possible areas for retail growth and other existing retail attractions. A policy would have to set out what impact assessment thresholds would be applied in which location, based on evidence. This would be in order to protect and safeguard the vitality and viability of each of the centres. <b>(preferred)</b>						
B: No policy and reliance on national guidance.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	++	0				
SA5: Economy	++	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	+	0				
SA8: Accessibility	+	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	+	0				

### SA findings for the preferred approach (Option A)

- 6.58 Policy 6 is expected to have significant positive effects in relation to SA objective 4: Service centre vitality and SA objective 5: Economy. The policy seeks to enhance the attractiveness of local centres and increase competition across the District, which would help to encourage new businesses and workforce to the District, leading to significant positive effects in relation to SA objective 5: Economy. The policy protects and enhances the viability of existing town centres by implementing a retail hierarchy. The town centres are the primary location for main town centre uses and are the most sequentially preferable location for retail development. Therefore a significant positive effect is likely for SA objective 4: Service centre vitality.
- 6.59 As the retail hierarchy seeks to concentrate development in town centres where access via sustainable transport is greatest, a minor positive effect is likely for SA objective 8: Accessibility and SA objective 7: Sustainable transport.

- 6.60 A minor positive effect is likely for SA objective 15 and SA objective 16. The policy seeks to keep development within town, district and local centres thereby prioritising development in existing centres as opposed to Greenfield land or high quality agricultural land. The policy also requires the scale of development to be consistent with the hierarchy keeping large scale developments focused on town centres.

*SA findings for the reasonable alternatives considered*

- 6.61 Policy option B is to have no policy and rely on national guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 8: Primary Shopping Areas

### Policy approaches considered and summary of sustainability effects

- 6.62 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy would have to set out its primary shopping area and how the policy would maintain and enhance retail uses in those locations. It would need to identify primary and secondary frontages, and plan for other uses in town centres. ( <b>preferred</b> )						
B: To not have a policy and rely on national guidance.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	++	0				
SA5: Economy	+	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.63 Policy 7 is expected to have a significant positive effect for SA objective 4: Service centre vitality. The policy would prevent the loss of retail development within the district centre. Proposals for use classes A2- A5 and D1 - D2 would be permitted provided that it would not result in less than 75% of units A1 uses.
- 6.64 These measures are likely to support economic growth, regenerating existing town centres. Therefore a minor positive effect is likely for SA objective 5: Economy. These measures will also help to ensure that the character of the town centre is protected therefore a minor positive effect is also likely for SA objective 15: Landscapes and townscapes.

### SA findings for the reasonable alternatives considered

- 6.65 Policy option B is to have no policy and rely on national guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 9: District Centre

### Policy approaches considered and summary of sustainability effects

- 6.66 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: This policy would need to set out how it would protect and enhance the existing district centres, and what level different uses would be appropriate. ( <b>preferred</b> )						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	0					
SA3: Health	0					
SA4: Service centre vitality	++					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	0					
SA8: Accessibility	0					
SA9: Education and skills	0					
SA10: Historic environment	0					
SA11: Climate change mitigation	0					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	+					
SA16: Soil	0					

#### SA findings for the preferred approach (Option A)

- 6.67 A significant positive effect is likely for SA objective 4: Service centre vitality. The policy would prevent the loss of retail proposals for use classes A2- A5 and D1- D2 where proposals would be permitted provided that it would not result in less than 75% of units being A1 uses.
- 6.68 These measures are likely to support economic growth, regenerating existing district centres. Therefore a minor positive effect is likely for SA objective 5. These measures will also help to ensure that the character of the town centre is protected therefore a minor positive effect is also likely for SA objective 15: Landscapes and townscapes.

#### SA findings for the reasonable alternatives considered

- 6.69 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 10: Freeport Outlet Centre

### Policy approaches considered and summary of sustainability effects

- 6.70 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: The area defined on the proposals map as a Factory Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre. Policy also makes the following site-specific allocation which is separately assessed below.						
(i) Retail allocation to car park and land north of Freeport, Braintree (site ID number BCBG 146)						
<b>(both policy elements above are preferred)</b>						
<b>SA Objective</b>	<b>A</b>	<b>(i)</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	+				
SA4: Service centre vitality	+	+				
SA5: Economy	+	++				
SA6: Biodiversity and geodiversity	0	-				
SA7: Sustainable travel	-	+				
SA8: Accessibility	+/-	++				
SA9: Education and skills	0	0				
SA10: Historic environment	0	?				
SA11: Climate change mitigation	0	+				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	-				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.71 Policy 10 will states that the Factory Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre. A minor positive effect is expected for SA objective 4: service centre vitality and SA objective 5: Economy as this will help retain employment opportunities and ensure the vitality of the area.
- 6.72 Policy 10 will help conserve the diverse landscape of the District, by curtailing the sprawl of these shopping areas and any associated adverse effects on the surrounding areas. A minor positive effect is therefore likely in relation to SA Objective 15: Landscapes and townscapes.
- 6.73 A mixed effect is expected for SA objective 8: Accessibility. Parking at the outlet will be protected, keeping it accessible for those that travel by private car; however there is no mention of enhancing sustainable travel in relation to the outlet centre. As such a minor negative effect is expected for SA objective 7: Sustainable travel.

6.74 Additional, spatially specific effects were identified in relation to the allocation for new retail development, as set out below, focussing on those which are significant.

Employment allocation	Site ID	SA findings
(i) Retail allocation to car park and land north of Freeport, Braintree	BCBG 146	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy, as high speed broadband is available at the site.</li> <li>- SA objective 8: Accessibility, as the site is within the Main Town of Braintree and within walking distance of frequent bus and rail services. Further positive effects were identified from the absence of highway access issues to the site.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of public open space); SA objective 4: Service centre vitality (increase of retail provision); SA objective 7: Sustainable travel (proximity to bus stops and train station); SA objective 11: Climate change mitigation (avoidance of traffic emissions due to site accessibility);</p> <p>Uncertain effects were identified in relation to SA objective 10: Historic Environment as there are several listed buildings within 1 km of the site and the effect on the significance of these is unknown.</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (significant proportion of site is undesignated greenfield land); SA15: Landscapes and townscapes (significant proportion of site on greenfield land);</p>

*SA findings for the reasonable alternatives considered*

6.75 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 11: Leisure and Entertainment

### Policy approaches considered and summary of sustainability effects

- 6.76 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: The area identified on the proposals map for Leisure and Entertainment shall be retained for leisure and entertainment related uses. ( <b>preferred</b> )						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	0					
SA3: Health	0					
SA4: Service centre vitality	+					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	0					
SA8: Accessibility	+					
SA9: Education and skills	0					
SA10: Historic environment	0					
SA11: Climate change mitigation	0					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	0					
SA16: Soil	0					

### SA findings for the preferred approach (Option A)

- 6.77 Policy 11 will have a positive impact on the economy as leisure and entertainment facilities provide local employment opportunities and ensure the vitality of the area. A minor positive effect is expected for SA objective 4: Service centre vitality and SA objective 5: Economy. Retaining the areas identified on the proposals map for Leisure and Entertainment will improve the supply and access to these type of facilities, resulting in a minor positive effect for SA objective 1: Community safety and cohesion and SA objective 8: Accessibility.

### SA findings for the reasonable alternatives considered

- 6.78 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 12: Retail Warehouse Development

### Policy approaches considered and summary of sustainability effects

- 6.79 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Retail warehouse development will be permitted within or immediately adjoining town centres. If no such sites are available, then the sequential approach will be applied, together with an impact assessment, if applicable under policy ADM26 – Impact Assessments. Bulky retail proposals outside of town centres will be required to satisfy criteria. <b>(preferred)</b>						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	0					
SA3: Health	0					
SA4: Service centre vitality	+					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	0					
SA8: Accessibility	0					
SA9: Education and skills	0					
SA10: Historic environment	0					
SA11: Climate change mitigation	0					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	0					
SA16: Soil	0					

### SA findings for the preferred approach (Option A)

- 6.80 Policy 12 supports retail warehouse development within or immediately adjoining town centres. As such a minor positive effect is expected for SA objective 5: Economy as it may provide employment opportunities. If no such sites are available, then the sequential approach will be applied, together with an impact assessment. This will safeguard the viability and vitality of the centres and so a significant positive effect is likely for SA objective 4: Service centre vitality.

### SA findings for the reasonable alternatives considered

- 6.81 No reasonable alternatives to this policy were considered by the Council.

### Policy LPP 13: Retail Site Allocations

#### Policy approaches considered and summary of sustainability effects

- 6.82 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. The policy lists the sites that are identified in the town centres for retailing and other main town centre uses. These are assessed together below.						
In addition, policy allocates two out of centre retail sites:						
(i) Land off Millennium Way (site ID CRESS 202) – see assessment below.						
(ii) Land north of Freeport (site ID BCBG 146) – see assessment under Policy LPP10;						
<b>(all policy elements above are preferred)</b>						
SA Objective	A	(i)				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	+				
SA4: Service centre vitality	+	+				
SA5: Economy	+	0				
SA6: Biodiversity and geodiversity	0	-				
SA7: Sustainable travel	0	+				
SA8: Accessibility	0	++				
SA9: Education and skills	0	0				
SA10: Historic environment	0	?				
SA11: Climate change mitigation	0	+				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	+/-				
SA16: Soil	0	--				

#### SA findings for the preferred approach

- 6.83 The policy identifies sites in the town centres for retailing and other main town centre uses. The effects of these are assessed together below. In addition, the policy allocates two out of centre retail sites and the spatially-specific effects of these are separately assessed: allocation of land north of Freeport (site ID BCBG 146) is assessed under Policy LPP10; allocation of Land off Millennium Way (site ID CRESS 202) is described under this policy.
- 6.84 The NPPF requires Local Planning Authorities to allocate a range of suitable sites to meet the scale and type of town centre developments needed in town centres. The allocation of these sites will contribute to service centre vitality and will have benefits for the economy. Therefore a minor positive effect is expected for SA objective 4: Service centre vitality and SA objective 5: Economy.
- 6.85 Additional, spatially specific effects were identified in relation to the out of centre retail allocation set out below, focussing on those which are significant.

Employment allocation	Site ID	SA findings
(i) Land off Millennium Way, Braintree	CRESS 202	<p>Significant positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 8: Accessibility, reflecting the location of the site directly adjacent to the Main Town of Braintree as well as the availability of regular bus and rail services within walking distance. Further positive effects relate to the fact that vehicle access can be gained to the site with appropriate layout of access.</li> </ul> <p>Significant negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 16: Soil, reflecting the fact that the site is located entirely on grade 1 or grade 2 agricultural land.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 3: Health (no loss of public open space); SA objective 4: Service centre vitality (new retail provision); SA objective 7: Sustainable travel (proximity to bus stops and Braintree Freeport rail station); SA objective 11: Climate change mitigation (accessibility of site by sustainable modes).</p> <p>Uncertain effects were identified in relation to SA objective 10: Historic environment, reflecting the presence of several listed buildings within 1 km of the site but potential effects on the historic significance of these were unknown.</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity (undesignated greenfield land);</p> <p>Mixed minor positive and minor negative effects were identified in relation to SA objective 15: Landscapes and townscapes (positive - low landscape sensitivity to change; negative - greenfield location).</p>

*SA findings for the reasonable alternatives considered*

6.86 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 14: Newlands Precinct

### Policy approaches considered and summary of sustainability effects

- 6.87 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. Land at Newlands Precinct, Newlands Drive Car Park, Lockram Lane and Coachhouse Way is allocated as a Comprehensive Development Area for mixed-use development, where a combination of retail, employment, leisure, community facilities, car parking and residential uses will be allowed. <b>(preferred)</b>  (policy relates to site ID number WCH14CD)						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	++					
SA3: Health	?					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	+					
SA8: Accessibility	++					
SA9: Education and skills	++/-					
SA10: Historic environment	+					
SA11: Climate change mitigation	+					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	+					
SA16: Soil	0					

### SA findings for the preferred approach

- 6.88 Spatial effects for this policy allocation relate to site ID 'WCH14'. A significant positive effect is expected for SA objective 2: Housing as an allocation of 15 dwellings will significantly contribute to the delivery of affordable housing. A significant positive effect is expected for SA objective 5: Economy, due to high speed broadband availability at the location. In addition, new dwellings, employment opportunities, services and facilities will accommodate new members of the local workforce, increasing demand for local goods and services with further positive effects on the local economy generally. The site is a Main Town allocation and is within 800m of a railway station, resulting in a significant positive effect for SA objective 8: Accessibility. The site is within 2.4km of an existing secondary school resulting in a significant positive effect for SA objective 9: Education and skills, although a minor negative effect is recorded due to its distance from existing primary schools and lack of new provision.
- 6.89 Minor positive effects have been identified in relation to SA objective 4: Service centre vitality (proximity to shops and services), SA objective 7: Sustainable travel (proximity to rail and bus

services), and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel).

- 6.90 Suitability for provision of community facilities was not assessed in the BDC site assessment, resulting in an uncertain effect being recorded for SA objective 1: Community safety and cohesion when assessing the site in isolation against the site assessment framework. However, due to the provision of services and facilities listed in the policy which promotes inclusion, this score has been changed to a minor positive effect.
- 6.91 An uncertain effect is expected for SA objective 3: Health. The site scores a minor positive because it is within 800m of a NHS GP surgery or hospital, a minor negative because it meets zero criteria regarding publicly accessible natural greenspace, and an uncertain effect because the effect on public space has not been assessed. Furthermore the policy makes no reference to health facilities. A development brief will be required for the whole site prior to any redevelopment. This should address the frontage to Newland Street, the conservation area and the setting of listed buildings resulting in a minor positive effect for SA objective 10: Historic environment. This aspect of the policy is in line with the site assessment where the Braintree site visit conclusions indicated that the site is currently a detractor from the heritage assets in the vicinity and appropriate redevelopment may enhance the heritage assets.
- 6.92 The policy requires that the development brief must provide public realm improvements on this brownfield site, which will result in a minor positive effect for SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 6.93 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 15: Rickstones Neighbourhood Centre

### Policy approaches considered and summary of sustainability effects

- 6.94 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Land at Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham is allocated as a Comprehensive Development Area for a mixed use development where a combination of retail, community uses, public house, pavilion, and residential development and car parking will be supported. <b>(preferred)</b> (Policy allocates site ID number WITN 429)						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	0					
SA3: Health	-					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	+					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	?					
SA11: Climate change mitigation	+					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	+					
SA16: Soil	0					

### SA findings for the preferred approach

- 6.95 Spatial effects for this policy allocation relate to site ID 'WITN 429'.
- 6.96 A significant positive effect is expected for SA objective 5: Economy, due to high speed broadband availability at the location. In addition, new dwellings, employment opportunities, services and facilities will accommodate new members of the local workforce, increasing demand for local goods and services and the site will provide housing within easy walking distance of existing employment area with further positive effects on the local economy.
- 6.97 The site is a Main Town allocation and is within 400m of several bus stops served by a frequent service resulting in a significant positive effect for SA objective 8: Accessibility. Although the policy makes no provision for education facilities, the site is already within 400m of an existing primary school and 2.4km of an existing secondary school resulting in a significant positive effect for SA objective 9: Education and skills.

- 6.98 Minor positive effects have been identified in relation to SA objective 7: Sustainable travel and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel) and SA objective 15: Landscapes and townscapes. A negative effect has been identified for SA objective 3: Health (lack of proximity to primary healthcare and to publicly accessible greenspace).
- 6.99 The effect on SA objective 1: Community safety and cohesion was not assessed by the site assessment resulting in an uncertain effect for the allocation when considered in isolation, however due to the provision of services and facilities listed in the policy which promotes inclusion, this score has been changed to a minor positive effect.
- 6.100 The policy makes provision for residential development but the sustainability effects of the total quantum of housing provision and its broad distribution across the district are assessed elsewhere. An allocation of 13 dwellings in Witham will make no contribution to the delivery of affordable housing, resulting in a negligible effect for SA objective 2: Housing.
- 6.101 The site allocation scored negatively for SA objective 4: Service centre vitality when assessing the allocation in isolation as the site is more than 800m from a primary shopping area or local centre. However, provisions in the site-specific policy will deliver a mix of local retail uses, modifying the score to a minor positive effect. An uncertain effect is identified for SA objective 10 Historic environment as there is a conservation area and several listed buildings within the vicinity of the site but impacts on these are unknown.

*SA findings for the reasonable alternatives considered*

- 6.102 No reasonable alternatives to this policy were considered by the Council.

## Homes

- 6.103 The section of the Draft Local Plan sets out policies in relation to housing allocations, strategic growth locations, comprehensive redevelopment areas, affordable housing rural exception sites, specialist housing and care homes, gypsy and traveller and travelling showpeople accommodation, housing mix and density, extensions, alterations and outbuildings, rural workers' dwellings and hamlets.

### Policy LPP 16: Housing Provision and Delivery

#### *Policy approaches considered and summary of sustainability effects*

- 6.104 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. The Council will plan, monitor and manage the delivery of a minimum of 14, 365 new homes between 2016 and 2033. These homes will be located primarily in the Towns and Service Villages and in strategic growth locations. <b>(preferred)</b>						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	++					
SA3: Health	0					
SA4: Service centre vitality	0					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	0					
SA8: Accessibility	++?					
SA9: Education and skills	0					
SA10: Historic environment	0					
SA11: Climate change mitigation	0					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	0					
SA16: Soil	0					

#### *SA findings for the preferred approach*

- 6.105 The assessment of this policy is restricted to the broad effects of delivering a large number of new homes, primarily to in the Towns, Service Villages and named Strategic Growth Locations. Spatially specific effects are identified in the separate assessments of the Strategic Growth Location policies LPP17-LPPLPP23 and the Comprehensive Redevelopment Area policies LPP22-LPP23 that follow. The effects of the Draft Local Plan as a whole, including the extent to which the potential negative effects of individual policies are likely to be mitigated by other policies and mechanisms, are discussed in the cumulative assessment in Chapter 10.

- 6.106 The Council's evidence base, jointly assembled with the other local authorities within its housing market area, indicates that 845 new homes are required per year during 2016-2033. This equates to a total of 14,365 new homes the plan period - an amount which this policy provides for in full. The policy is therefore judged to have significant positive effects on SA objective 2: Housing.
- 6.107 A significant positive effect is expected for SA objective 8: Accessibility as the policy seeks to locate new homes primarily in the towns, service villages and strategic growth locations. This effect is uncertain as it depends on the particular locations for development and is examined further in assessments of other policies and sites, as noted above.
- 6.108 Addressing housing need should also generate jobs in construction and related industries, make it easier for those working in the District's to also live there, help to attract higher skilled and professional workers to live in the District, and increase the local customer base of the District's businesses. The policy is therefore also expected to have minor positive effects in relation to SA objective 5: Economy.
- 6.109 Although the policy seeks to locate housing primarily in towns, service villages and strategic growth locations, the provision of such a large number of homes (increasing the number of homes in the District by around 20%) could have significant adverse environmental effects. The potential for such effects is strongly dependent on the location for development and they are therefore addressed by the assessments of more spatially specific policies and allocations.
- 6.110 Notwithstanding mitigation provided by sustainable design policies, by the requirements of the Building Regulations and by a spatial strategy which directs most development to locations which are or can be made accessible to public transport, the large quantum of housing provided under this policy is highly likely to result in a significant increase in greenhouse gas emissions with significant adverse effects on SA objective 11: Climate change mitigation.

*SA findings for the reasonable alternatives considered*

- 6.111 No reasonable alternatives to this policy were considered by the Council.

**Policy LPP 17: Strategic Growth Location - Land East of Great Notley, south of Braintree**  
*Policy approaches considered and summary of sustainability effects*

6.112 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A Strategic Growth Location has been identified at land east of Great Notley, south of Braintree, delivering up to 2,000 new homes, appropriate employment uses to support a major new community, primary and secondary education facilities, community facilities including a contribution to or location for NHS facilities, local retail and food outlets, public open space, and informal and formal recreation and provision of a Gypsy and Traveller site. <b>(preferred)</b> (Policy allocates site ID numbers BLAN 110, BLAN 114, BLAN 116, BLAN 117, assessed together as a single allocation designated as 'Group A')						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	++					
SA3: Health	+/-					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	-					
SA7: Sustainable travel	++					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	?					
SA11: Climate change mitigation	+					
SA12: Water environment	?					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	-					
SA16: Soil	--					

*SA findings for the preferred approach*

- 6.113 Spatial effects for this policy allocation relate to site ID numbers BLAN 110, BLAN 114, BLAN 116, BLAN 117, which were assessed together as 'Group A'
- 6.114 A significant positive effect is expected for SA objective 2: Housing as an allocation of 2,000 dwellings will significantly contribute to the delivery of affordable housing.
- 6.115 A significant positive effect is expected for SA objective 5: Economy, due to high speed broadband availability at the location. In addition, new dwellings, employment opportunities, services and facilities will accommodate new members of the local workforce, increasing demand for local goods and services and the site will provide housing within easy walking distance of existing employment area, with further positive effects on the local economy.
- 6.116 The site is expected to incorporate the provision of a new bus stop resulting in a significant positive effect for SA objective 7: Sustainable travel.

- 6.117 The site is a Main Town allocation and is within 400 m of a bus stop served by a frequent service. A housing capacity of 2,000 dwellings is also assumed to incorporate a new bus stop. Potential vehicular access issues identified for small parts of the site are addressed via the policy's provisions on access. Therefore a significant positive effect is expected for SA objective 8: Accessibility.
- 6.118 A housing capacity of 2,000 is expected to incorporate a new primary school and this is confirmed in the site specific policy provisions. A secondary school is within 2.4km of the site and the policy provides for new secondary education facilities on site, resulting in a significant positive effect for SA objective 9: Education and skills.
- 6.119 A significant negative is expected for SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.
- 6.120 Minor positive effects have been identified in relation to SA objective 1: Community safety and cohesion, SA objective 4: Service centre vitality (proximity to Great Notley town centre), and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel).
- 6.121 Mixed positive and negative minor effects are identified in relation to SA objective 3: Health (positive for proximity to primary healthcare and no loss of open space; negative for access to natural greenspace).
- 6.122 An uncertain effect is expected for SA objective 10 Historic environment as several listed buildings are present within the vicinity of the site but impacts on these are unknown. A minor negative effect is expected for SA objective 6: Biodiversity, due to the site being located on greenfield land. An uncertain effect is identified in relation to SA objective 12: Water environment due to lack of information about capacity of the local sewerage network. A minor negative effect is expected for SA objective 15: Landscapes and townscapes due to a significant proportion of the site being in an area of moderate sensitivity to change and on account of the site being located on greenfield land.

*SA findings for the reasonable alternatives considered*

- 6.123 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 18: Strategic Growth Location - Land East of Broad Road, Braintree

### Policy approaches considered and summary of sustainability effects

- 6.124 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. A Strategic Growth Location has been identified at Land East of Broad Road and will be expected to provide for up to 1,000 new homes, employment development, a new primary school, local retail facilities and contributions to other community facilities as appropriate, including local health facilities, public open space, formal and informal recreation, which would include improvements to the River Walk to the south of the site and pedestrian and cycle way links to the town centre, provision of a Gypsy and Traveller site. <b>(preferred)</b>						
(Policy allocates site ID numbers BOCN 123, BOCN 127, BOCN 132, assessed together as 'Group J')						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	++					
SA3: Health	+					
SA4: Service centre vitality	+					
SA5: Economy	++/--					
SA6: Biodiversity and geodiversity	-					
SA7: Sustainable travel	++					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	?					
SA11: Climate change mitigation	+					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	-					
SA16: Soil	--/?					

### SA findings for the preferred approach

- 6.125 Spatial effects for this policy allocation relate to site ID numbers BOCN 123, BOCN 127, BOCN 132, which were assessed together as 'Group J'.
- 6.126 A significant positive effect is expected for SA objective 2: Housing as an allocation of 1,000 dwellings will significantly contribute to the delivery of affordable housing.
- 6.127 Prior to consideration of the site-specific policy provisions, the site allocation scores a significant negative for SA objective 5: Economy due to its location on a minerals safeguarding area, a significant positive due to high speed broadband availability at the location, and a minor negative due to being more than 800 m from any existing employment area. The policy's provisions for a mix of new dwellings, employment opportunities, services and facilities will accommodate new members of the local workforce, increasing demand for local goods, having

further positive effects on the local economy generally. Overall, effects on SA objective 5: Economy are therefore judged to be a mix of significant positive and significant negative.

- 6.128 The site is expected to incorporate the provision of a new bus stop resulting in a significant positive effect for SA objective 7: Sustainable travel; it is also within 400 m of several existing bus stops.
- 6.129 The site is a Main Town allocation and is within 400m of several bus stops served by a frequent service. A housing capacity of 1,000 dwellings will also be assumed to incorporate a new bus stop. Potential vehicular access issues identified by BDC's site assessment form are addressed via the policy's provisions on access. Therefore a significant positive effect is expected for SA objective 8: Accessibility.
- 6.130 A housing capacity of 1,000 will also be expected to incorporate a new primary school and this is confirmed by a specific provision within the site-specific policy text. There is also an existing secondary school within 2.4 km of the site resulting in a significant positive effect for SA objective 9: Education and skills.
- 6.131 A significant negative is expected for SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land. In addition, uncertain effects are identified in relation to potential contaminated land issues for this site.
- 6.132 Minor positive effects have been identified in relation to SA objective 1: Community safety and cohesion (provision of new community facilities), and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel). SA objective 3: Health scored negatively when assessing the site in isolation due to the nearest NHS GP surgery or hospital being than 800m from the site and due to the site only meeting one criterion in relation to publicly accessible natural greenspace. However, the site-specific policy requires the strategic growth location to provide local health facilities therefore changing this score to a minor positive effect. SA objective 4: Service centre vitality scored negatively when assessing the site in isolation as the site is more than 800m from a primary shopping area. By achieving the mix of uses proposed in this policy the effect for SA objective 4: Service centre will change to minor positive.
- 6.133 An uncertain effect is expected for SA objective 10 Historic environment as there is a conservation area and several listed buildings within the vicinity of the site but impacts on these are unknown. An uncertain effect is identified in relation to SA objective 12: Water environment due to lack of information about capacity of the local sewerage network.
- 6.134 A minor negative effect is expected for SA objective 6: biodiversity due to the site being located on greenfield land. A minor negative effect is expected for SA objective 15: Landscapes and townscapes due to a significant proportion of the site being in an area of moderate sensitivity to change and the site being located on greenfield land.

*SA findings for the reasonable alternatives considered*

- 6.135 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 19: Strategic Growth Location - Former Towerlands Park Site

### Policy approaches considered and summary of sustainability effects

- 6.136 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A Strategic growth location has been identified at Former Towerlands Park Site and will be expected to provide up to 600 new homes, affordable housing, primary school, community facilities, including contributions to local NHS facilities, local retail facilities, public open space and recreation including landscaping to the rural edge. <b>(preferred)</b> (policy allocates site ID number BOCN 137)						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	++					
SA3: Health	+					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	-					
SA7: Sustainable travel	+					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	?					
SA11: Climate change mitigation	+					
SA12: Water environment	-/?					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	0					
SA16: Soil	--					

### SA findings for the preferred approach

- 6.137 Spatial effects for this policy allocation relate to site ID 'BOCN 137'.
- 6.138 A significant positive effect is expected for SA objective 2: Housing as an allocation of 600 dwellings will significantly contribute to the delivery of affordable housing.
- 6.139 A significant positive effect is expected for SA objective 5: Economy, due to high speed broadband availability at the location. Further positive effects are expected because new dwellings, employment opportunities, services and facilities will accommodate new members of the local workforce, increasing demand for local goods and services and the site will provide housing within easy walking distance of existing employment areas.
- 6.140 Prior to consideration of site-specific policy text, the site allocation scored a significant negative effect in relation to SA objective 8: Accessibility because of its location in the open countryside and a significant positive effect because it is within 400m of several bus stops served by a

frequent service. The provision of the services and facilities listed in this policy and the proximity of this allocation to a major allocations for employment land at Springwood Drive Industrial Area immediately to the south (Policy LPP1) will improve access to services and facilities, giving an overall significant positive effect for this objective.

- 6.141 Prior to consideration of site-specific policy text, the site scored a minor negative for SA objective 9: Education and skills due to the site being more than 800m from an existing primary school. The site is within 2.4km of an existing secondary school and so received a positive effect for this. The policy makes provision for a new primary school changing the overall score to a significant positive effect.
- 6.142 A significant negative is expected for SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.
- 6.143 Prior to consideration of site-specific policy wording this allocation scored a negligible effect in relation to SA objective 1: Community safety and cohesion and there would be no loss of existing community facilities. However, due to the provision of services and facilities listed in the policy which will improve quality of life and community cohesion, this score has been changed to a minor positive effect. Prior to consideration of site-specific policy text, the site allocation scored minor negative effects for SA objective 3: Health due to the site being more than 800m from a NHS GP surgery or hospital and failing to meet any criteria for access to natural greenspace. Minor positive effects were identified as there would be no loss of existing open space. However, as the policy makes provision for contributions to local health facilities and provides for public open space, an overall minor positive effect is identified for SA objective 3. Minor positive effects have been identified in relation to SA objective 4: Service centre vitality (provision of new retail facilities and proximity to NW Braintree Growth Location), SA objective 7: Sustainable travel (proximity to existing bus stops), and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel).
- 6.144 An uncertain effect is expected for SA objective 10 Historic environment as there is a conservation area and several listed buildings within the vicinity of the site but impacts on these are unknown.
- 6.145 A minor negative effect is expected for SA objective 6: biodiversity due to the site being located on greenfield land. A minor negative effect is expected for SA objective 12: Water environment as the site falls within SPZ2; effects in relation to capacity in the sewerage network remain uncertain. The site has been assessed in isolation as being in an area of moderate sensitivity to change which scores a minor negative effect. The policy, however, requires landscaping to the rural edge resulting in an adjusted negligible effect SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 6.146 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 20: Strategic Growth Location - Land at Feering

### Policy approaches considered and summary of sustainability effects

- 6.147 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
Strategic Growth Location has been identified at land south east of Feering and will be expected to provide up to 1,000 new homes, appropriate employment uses to support the new community, location for a new primary school or community centre, community facilities including a contribution to or location for new NHS facilities, public open space, and informal and formal recreation including a new country park, safe cycle and pedestrian access between all parts of the development and the village, provision for a Gypsy and Traveller site. <b>(preferred)</b> (Policy allocates sites ID numbers FEER 230, FEER 232, FEER 233, assessed together as 'Group L')						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	++					
SA3: Health	+					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	-					
SA7: Sustainable travel	++					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	?					
SA11: Climate change mitigation	+					
SA12: Water environment	?					
SA13: Flood risk	0					
SA14: Air quality	--?					
SA15: Landscapes and townscapes	-					
SA16: Soil	--					

### SA findings for the preferred approach

- 6.148 Spatial effects for this policy allocation relate to site ID numbers FEER 230, FEER 232, FEER 233, which were assessed together as 'Group L'.
- 6.149 A significant positive effect is expected for SA objective 2: Housing as an allocation of 1,000 dwellings will significantly contribute to the delivery of affordable housing.
- 6.150 A significant positive effect is expected for SA objective 5: Economy, due to high speed broadband availability at the location. Further positive effects are expected because new dwellings, employment opportunities, services and facilities will accommodate new members of the local workforce, increasing demand for local goods and services, the policy provides for appropriate local employment uses on-site and the site is close to an existing employment area.

- 6.151 The site is expected to incorporate the provision of a new bus stop resulting in a significant positive effect for SA objective 7: Sustainable travel. Further positive effects are expected because the site is in proximity to several existing bus stops and the policy provides for safe cycle and pedestrian access between the development and the village of Feering.
- 6.152 The site also scored a significant positive in terms of SA objective 8: Accessibility due to the site being within 800 m of a railway station and 400 m of several bus stops with a frequent service, as well as the assumed provision of a new bus stop.
- 6.153 The site is within 400 m of an existing primary school and its allocation of 1,000 dwellings was assumed to incorporate a new primary school; this was confirmed by the site-specific policy text, resulting in an overall significant positive effect for SA objective 9: Education and skills.
- 6.154 A significant negative uncertain effect is expected for SA objective 14: Air quality due to a significant proportion of the site being located within 200 m of the A12.
- 6.155 A significant negative is expected for SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.
- 6.156 Minor positive effects have been identified in relation to SA objective 1: Community safety and cohesion (provision of new community facilities). Prior to consideration of site-specific policy text the site allocation was assessed as having minor negative effects in relation to SA objective 3: Health on account of the site being more than 800 m from a NHS GP surgery or hospital and due to the site meeting zero criteria in relation to publicly accessible natural greenspace, although a minor positive effect was identified as no public open space would be lost. The site-specific policy makes provision for public open space and for contributions to health facilities and so an adjusted minor positive effect is expected overall in relation to this objective. Minor positive effects were also identified in relation to SA objective 4: Service centre vitality (proximity by road to a local centre; retail provision on-site), and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel).
- 6.157 An uncertain effect is identified for SA objective 10: Historic environment as several listed buildings within the vicinity of the site but impacts on these are unknown. Effects in relation to SA objective 12: Water environment are also uncertain due to a lack of information about capacity in the local sewerage network.
- 6.158 A minor negative effect is expected for SA objective 6: biodiversity due to the site being located on greenfield land. A minor negative effect is expected for SA objective 15: Landscapes and townscapes due to a significant proportion of the site being in an area of moderate sensitivity to change and on account of the site being located on greenfield land.

*SA findings for the reasonable alternatives considered*

- 6.159 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 21: Strategic Growth Location - Wood End Farm, Witham

### Policy approaches considered and summary of sustainability effects

- 6.160 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
Strategic Growth Location has been identified at Wood End Farm, Witham and will be expected to provide up to 450 new homes, open space, play space and allotments including an appropriate countryside edge to the development and buffering to the railway line, a site for or contributions to a new primary school and contributions to early years and secondary education, contributions to other community facilities including health provision as required by the NHS, appropriate vehicular access and improvements as necessary, contributions and a route for a cycle path / footpath between the site and Hatfield Peverel railway station. <b>(preferred)</b>						
(Policy allocates site ID numbers HATF 315, HATF 316, assessed together as 'Group M')						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	++					
SA3: Health	+					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	-					
SA7: Sustainable travel	+					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	?					
SA11: Climate change mitigation	+					
SA12: Water environment	?					
SA13: Flood risk	0					
SA14: Air quality	--?					
SA15: Landscapes and townscapes	0					
SA16: Soil	--					

### SA findings for the preferred approach

- 6.161 Spatial effects for this policy relate to allocation of site ID numbers HATF 315 and HATF 316 which were assessed together as 'Group M'.
- 6.162 A significant positive effect is expected for SA objective 2: Housing as an allocation of 450 dwellings will significantly contribute to the delivery of affordable housing.
- 6.163 A significant positive effect is expected for SA objective 5: Economy, due to high speed broadband availability at the location. In addition, new dwellings, employment opportunities, services and facilities will accommodate new members of the local workforce, increasing demand for local goods and services with further positive effects on the local economy generally.

- 6.164 The site is a Main Town allocation and is within 400m of several bus stops served by a frequent service resulting in a significant positive effect for SA objective 8: Accessibility. Further positive effects were identified as no vehicular access issues to the site were identified.
- 6.165 The site is within 2.4km of an existing secondary school but is more than 800m from an existing primary school resulting in a significant positive effect and a minor negative effect respectively for SA objective 9: Education and skills. The policy makes provision for a new primary school and contributions to early years and secondary education, overall giving a significant positive effect for SA objective 9: Education and skills.
- 6.166 A significant negative uncertain effect is expected for SA objective 14: Air quality due to a significant proportion of the site being located within 200m of the A12.
- 6.167 A significant negative is expected for SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.
- 6.168 Prior to consideration of site-specific policy text, this allocation was assessed as having a negligible effect in relation to SA objective 1: Community safety and cohesion, however due to the provision of services and facilities listed in the policy which promotes inclusion, this score has been changed to a minor positive effect. Results in relation to SA objective 3: Health were a mix of minor positive and minor negative prior to consideration of site-specific policy text on account of the site being more than 800m from a NHS GP surgery or hospital, meeting zero criteria in relation to publicly accessible natural greenspace, and not resulting in loss of open space. However, the policy makes provision for public open space and contributions to health facilities and so a minor positive is expected in relation to this objective. Minor positive effects have been identified in relation to SA objective 4: Service centre vitality (accessibility to a local centre by car), SA objective 7: Sustainable travel (proximity to existing bus stops; site-specific policy provision for contributions to a cycle path / footpath to Hatfield Peverel railway station), and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel).
- 6.169 An uncertain effect is expected for SA objective 10: Historic environment as several listed buildings within the vicinity of the site but impacts on these are unknown. Effects in relation to SA objective 12: Water environment are also uncertain due to a lack of information about capacity in the local sewerage network.
- 6.170 A minor negative effect is expected for SA objective 6: biodiversity due to the site being located on greenfield land. Prior to consideration of site-specific policy text the allocation was assessed as having a minor negative effect in relation to SA objective 15: Landscapes and townscapes due to a significant proportion of the site being in an area of moderate sensitivity to change and the site being located on greenfield land; this was adjusted to a negligible effect due to site-specific policy provisions for an appropriate countryside edge to the development and buffering to the railway line.

*SA findings for the reasonable alternatives considered*

- 6.171 No reasonable alternatives to this policy were considered by the Council.

**Policy LPP 22: Comprehensive Redevelopment Area - Land East of Halstead High Street**  
*Policy approaches considered and summary of sustainability effects*

6.172 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Land east of Halstead High Street between The Centre and Factory Terrace is allocated as a Comprehensive Redevelopment Area which could include new homes, retail and commercial space, open space and community uses. <b>(preferred)</b> (Policy allocates site ID number HASA 287)						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	++					
SA3: Health	+					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	+					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	0					
SA11: Climate change mitigation	+					
SA12: Water environment	-/?					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscape	+					
SA16: Soil	0					

*SA findings for the preferred approach*

- 6.173 Spatial effects for this policy allocation relate to site ID 'HASA 287'.
- 6.174 A significant positive effect is expected for SA objective 2: Housing as an allocation of approximately 50 dwellings will significantly contribute to the delivery of affordable housing.
- 6.175 A significant positive effect is expected for SA objective 5: Economy, due to high speed broadband availability at the location. In addition, 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.
- 6.176 The site is a Main Town allocation and is within 400 m of several bus stops served by a frequent service resulting in a significant positive effect for SA objective 8: Accessibility. Additional positive effects relate to the absence of any vehicular access issues for the site.

- 6.177 Although the policy makes no provision for education facilities, the site is already within 400 m of an existing primary school and within 2.4 km of an existing secondary school resulting in a significant positive effect for SA objective 9: Education and skills.
- 6.178 Prior to consideration of site-specific policy text the allocation was assessed as having a negligible effect in relation to SA objective 1: Community safety and cohesion but due to the provision of services and facilities listed in the policy which promotes inclusion, this score has been changed to a minor positive effect. Mixed minor positive and minor negative effects were identified in relation to SA objective 3: Health from the allocation alone but site-specific policy text provision for open space addresses the potential negative effects resulting in an adjusted minor positive score. Minor positive effects are identified in relation to SA objective 4: Service centre vitality (proximity to an existing primary shopping area; on-site provision of new retail space), SA objective 7: Sustainable travel (proximity to existing bus stops), and SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel). The policy also seeks to address the protection of important views into the site and from across the valley resulting in minor positive SA objective 15: Landscapes and townscapes, particularly as this is a brownfield site. The site allocation in isolation had a minor negative effect for SA objective: 6 Biodiversity, however due to the site-specific policy text requiring retention of protected trees and habitat for protected species this score changes to a negligible effect. When considered in isolation, the site allocation scored a minor negative effect for SA objective 10: Historic environment due to the site being located within a conservation area with BDC's site assessment identifying the potential for development to lead to a more crowded appearance, with negative effects, recognising that mitigation may be possible through care with height and layout, and the retention of trees. The policy specifically seeks to address the protection of the setting of listed buildings and enhancement of the Conservation Area, changing the score for SA objective 10: Historic environment to a negligible effect. A minor negative effect is expected for SA objective 12: Water environment as the site falls within SPZ1; uncertain effects are identified in relation to capacity in the sewerage network.

*SA findings for the reasonable alternatives considered*

- 6.179 No reasonable alternatives to this policy were considered by the Council.

**Policy LPP 23: Comprehensive Redevelopment Area - Factory Lane West/Kings Road**  
*Policy approaches considered and summary of sustainability effects*

6.180 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. Land at Halstead Business Centre, Factory Lane West, and Harrison Works, Kings Road is allocated as a mixed use re-development. The following uses will be supported; Employment B1 and B8; Small scale retail proposals which do not materially impact on Halstead Town Centre; Residential uses which are not located on the ground floor; Parking. <b>(preferred)</b>						
(Policy allocates site ID numbers HATR 298, HATR 299, assessed together as 'Group O')						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	++					
SA3: Health	+/-					
SA4: Service centre vitality	+					
SA5: Economy	++					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	+					
SA8: Accessibility	++					
SA9: Education and skills	++					
SA10: Historic environment	?					
SA11: Climate change mitigation	+					
SA12: Water environment	-/?					
SA13: Flood risk	-					
SA14: Air quality	0					
SA15: Landscapes and townscapes	+					
SA16: Soil	?					

*SA findings for the preferred approach*

- 6.181 Spatial effects for this policy relate to allocation of site ID numbers HATR 298 and HATR 299 which were assessed together as 'Group O'.
- 6.182 The Council does not know what level of housing may come forward at this location but an estimate of this is required to allow application of the SA framework therefore LUC has agreed an assumption with the Council that approximately 35 dwellings would be provided. An allocation of approximately 35 dwellings would significantly contribute to the delivery of affordable housing resulting in a significant positive effect for SA objective 2: Housing.
- 6.183 A significant positive effect is expected for SA objective 5: Economy, due to planned high speed broadband availability at the location. In addition, 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.

- 6.184 The site is a Main Town allocation and is within 400m of several bus stops served by a frequent service resulting in a significant positive effect for SA objective 8: Accessibility. Further positive effects arise as no vehicle access issues were identified for the site.
- 6.185 Although the policy makes no provision for education facilities, the site is already within 400 m of an existing primary school and within 2.4 km of an existing secondary school resulting in a significant positive effect for SA objective 9: Education and skills.
- 6.186 Minor positive effects were identified in relation to SA objective 3: health due to proximity to NHS services and the fact that no open space would be lost by development of this site; minor negative effects were identified as the site does not meet any accessibility criteria to natural greenspace. Minor positive effects were identified in relation to SA objective 4: Service centre vitality (proximity to a primary shopping area); SA objective 7: Sustainable travel (proximity to existing bus stops); SA objective 11: Climate change mitigation (reduced greenhouse gas emissions due to sustainable travel); and SA objective 15: Landscapes and townscapes (development on previously developed land where existing uses have become unattractive and with some vacant uses).
- 6.187 The Council's site assessment stated that the site forms part of the setting of a conservation area and several listed buildings and that good design and layout in development of this brownfield site offered the potential to improve this setting and open up river views. Prior to consideration of any site-specific policy text this led to a conclusion of a potential minor positive effect in relation to SA objective 10 Historic Environment. However, the site-specific policy does not set out any requirements in this regard, making it uncertain whether such benefits will be realised and the effect has therefore been adjusted to uncertain. It is **recommended** that the Council confirms the impact of this site on the significance of heritage assets and adds a policy requirement to conserve and enhance this significance.
- 6.188 A minor negative effect has been identified for SA objective 12: Water Environment as the site falls within SPZ1; uncertain effects were also identified due to lack of information about capacity in the local sewerage network. Prior to consideration of site-specific policy text, the site was assessed as having a significant negative effect in relation SA objective 13: Flood risk as a significant proportion of the site is flood zone 3. However, mitigation is provided by the policy requirement for development in this area to be accompanied by a flood risk assessment and for first floor dwellings only, resulting in an adjusted minor negative score.
- 6.189 An uncertain effect is identified for SA objective 16: Soil as the site is located on contaminated land however it is unknown whether remediation will be required. It is **recommended** that the Council confirms this through further investigation, if necessary, and that any contamination issues are recognised in the policy text.

*SA findings for the reasonable alternatives considered*

- 6.190 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 24: Affordable housing

### Policy approaches considered and summary of sustainability effects

- 6.191 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Different thresholds and targets for affordable housing in urban vs. rural areas ( <b>preferred</b> )						
B: Set a single threshold and target for affordable housing across the District.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	++	++?				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.192 The supporting text to Policy 14 states that affordable housing need in the District is approximately 25% of total objectively assessed need. By setting a target requirement for affordable housing provision that exceeds this percentage for all but the smallest developments, the policy should result in newly arising affordable needs being met and may also make a contribution to any backlog with significant positive effects in relation to the achievement of SA objective 2: Housing. The preferred policy also provides for a higher level of affordable housing delivery in rural areas, reflecting the higher affordable need in these areas. The Council's viability study provides comfort that these levels of affordable housing should be achievable without threatening housing delivery.

### SA findings for the reasonable alternatives considered

- 6.193 Option B would not differentiate between urban and rural areas but would set a single threshold and target for both. This would still be likely to have significant positive effects in relation to SA objective 2: Housing but these would be uncertain; if the requirement for the whole District was based on the 15 dwelling threshold and 30% target identified in Policy 14 for urban areas, this might fail to fully meet higher levels of affordable need in rural areas but if the requirement was

five dwellings and 40% affordable housing across the District, this could reduce viability and threaten total housing delivery.

## Policy LPP 25: Affordable housing in Rural Areas

### Policy approaches considered and summary of sustainability effects

- 6.194 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: To have a criteria based policy on affordable housing development outside but adjacent to development boundaries to meet an identified local need. Market housing should be provided on these sites at no more than 30%. <b>(preferred)</b>						
B: To not have a policy on rural exception sites and leave allocations of this nature to community or neighbourhood plans.						
C: To allow a greater or smaller percentage of open market housing on affordable housing exception sites.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	++	0	++?			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	0	0	0			
SA8: Accessibility	0	0	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	0	0	0			
SA16: Soil	0	0	0			

#### SA findings for the preferred approach (Option A)

- 6.195 The policy seeks to provide affordable housing in rural areas. Criteria are set out to take account of scheme viability. The policy is based on the 15 dwelling threshold and 30% target in order to support viability of housing delivery. A significant positive effect is expected for SA objective 2: Housing.

#### SA findings for the reasonable alternatives considered

- 6.196 Policy option B is to have a policy on rural exception sites and leave allocations of this nature to community or neighbourhood plans. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.
- 6.197 Policy option C would still be likely to have significant positive effects in relation to SA objective 2: Housing but these would be uncertain. A smaller percentage might fail to fully meet higher

levels of affordable housing need in rural areas but a higher percentage could reduce viability and threaten total housing delivery.

## Policy LPP 26: Specialist Housing

### Policy approaches considered and summary of sustainability effects

- 6.198 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: To have a criteria based policy on proposals for specialist accommodation inside and outside development boundaries. Reflecting that within the countryside only minor extensions to existing facilities will be allowed due to issues on sustainability grounds. ( <b>preferred</b> ) (Policy allocates site ID number BOCN 134 for specialist housing – C3 use – as well as sites HATR 309 and KELV 331 for C2 use, e.g. residential care homes)						
B: To not have a policy on specialist housing and for it to be considered under the general policies around housing and generic design policies.						
C: To only allow proposals for specialist housing on specifically designated sites both inside and outside development boundaries.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	+	0	+			
SA2: Housing	++	0	++			
SA3: Health	+	0	+			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	0	0	0			
SA8: Accessibility	+	0	?			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscape	+	0	?			
SA16: Soil	0	0	0			

### SA findings for the preferred approach (Option A)

- 6.199 The only significant effects identified for the policy 16 are in relation to local housing need, SA objective 2: Housing. The policy would ensure a range of housing types to meet specialist needs, leading to a significant positive effect.
- 6.200 The policy defines specialist housing 'as accommodation which has been specifically designed and built to meet the needs of the elderly, disabled, young or vulnerable adults, and may include some elements of care and support for everyone who lives there'. The delivery of specialist housing will contribute to more mixed, inclusive communities resulting in a minor positive effect for SA objective 1: Community safety and cohesion.
- 6.201 The policy states that everyday services that users would expect to access, such as shops should be available on site or located close by and be accessible by a range of transport modes.

This will result in a minor positive effect for SA objective 8: Accessibility. The policy also requires that health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents. Therefore a minor positive effect is also expected for SA objective 3: Health.

- 6.202 New specialist housing on unallocated sites in the countryside will not be supported, resulting in minor positive effects on the SA objective 15: Landscape and townscape.
- 6.203 Note that spatially specific effects relating to the individual sites allocated under this policy - site BOCN 134 for specialist housing (C3 use) and sites HATR 309 and KELV 331 for residential care homes (C3 use) are shown in the summary score table for all preferred housing sites with individual site assessment forms contained in Appendix 7.

*SA findings for the reasonable alternatives considered*

- 6.204 Policy option B is to not have a specific policy and rely on generic housing policies. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.
- 6.205 Policy option C to only allow proposals for specialist housing on specifically designated sites both inside and outside development boundaries. This option would still contribute to the range of housing in the District, helping meeting the needs of the vulnerable resulting in a significant positive for SA objective 2: Housing and a minor positive for SA objective 1: Community safety and cohesion and SA objective 3: Health. However as the location of the specialist housing is unknown an uncertain effect is expected for SA objective

## Policy LPP 27: Gypsy and Traveller and Travelling Showpeople' Accommodation

### Policy approaches considered and summary of sustainability effects

- 6.206 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A criteria based policy around the location of additional sites to accommodate gypsy and traveller and travelling showpeople, including being well related to existing communities, reasonable distance to services and various impacts on the road and landscape and ensuring that the plot is appropriate for the use and that plots for travelling show persons must be large enough for the safe storage and maintenance of rides and equipment. <b>(preferred)</b>						
B: To not have a specific policy and rely on generic policies in relation to housing sites and landscape and highways.						
C: To allocate a specific transit site						
D: To allocate a specific Travelling Showpeople plot						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>		
SA1: Community safety & cohesion	+	0	+	+		
SA2: Housing	++	0	++	++		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	0	0	0	0		
SA7: Sustainable travel	0	0	0	0		
SA8: Accessibility	+	0	+	+		
SA9: Education and skills	0	0	0	0		
SA10: Historic environment	0	0	0	0		
SA11: Climate change mitigation	0	0	0	0		
SA12: Water environment	0	0	0	0		
SA13: Flood risk	0	0	0	0		
SA14: Air quality	0	0	0	0		
SA15: Landscapes and townscapes	0	0	0	0		
SA16: Soil	0	0	0	0		

### SA findings for the preferred approach (Option A)

- 6.207 Policy 17 seeks to ensure that travelling communities have a sufficient number of sites to meet their needs. A significant positive effect is therefore likely for SA objective: Housing.
- 6.208 The delivery of land to meet the housing needs of travelling communities, would improve social inclusion, accessibility to facilities and services, as well as improve accessibility to employment opportunities. Therefore a minor positive effect is likely for SA objective 1: Community safety & cohesion and SA objective 8: Accessibility.

*SA findings for the reasonable alternatives considered*

- 6.209 Policy option B is to have no specific policy and rely on generic housing policies. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.
- 6.210 Policy option C and policy option D would also have a significant positive effect for housing as the policies would allocate specific transit sites and specific travelling showpeople plots. This would also improve social inclusion and accessibility, resulting in a minor positive effect for SA objective 1: Community safety and cohesion and SA objective 8: Accessibility. However as the exact location of the sites and plots are not known the effect is uncertain for SA objective 8: Accessibility.

## Policy LPP 28: Housing Type and Density

### Policy approaches considered and summary of sustainability effects

- 6.211 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy setting out that appropriate density on a site should be related to a number of factors including character, road capacity, vegetation etc. Housing mix should be based on the evidence in the SHMA 2015 (or its successor) to reflect local need and the sizes should meet with the national technical housing standards. Where appropriate 10% of housing should meet the higher category building regulations. <b>(preferred)</b>						
B: An alternative option would be to set a minimum or maximum density standard for all development. This would ensure that land was used efficiently but it would not respect the character of the local area or be able to respond to local circumstances.						
C: A further option would be to rely on national guidance set out in the NPPF. This does provide some detail in relation to mix of housing etc. but asks that Local Authority set out their own approach to housing density which is done in this policy.						
D: To set a higher or lower % of homes to meet the higher category of building regulations. To set a specific minimum and/or maximum density on all development in the District. To have no policy on density and housing type and judge each application on other generic policies within the Plan.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>		
SA1: Community safety & cohesion	+	+	0	0		
SA2: Housing	++	++?	0	0		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	0	0	0	0		
SA7: Sustainable travel	0	0	0	0		
SA8: Accessibility	0	0	0	0		
SA9: Education and skills	0	0	0	0		
SA10: Historic environment	0	0	0	0		
SA11: Climate change mitigation	0	0	0	0		
SA12: Water environment	0	0	0	0		
SA13: Flood risk	0	0	0	0		
SA14: Air quality	0	0	0	0		
SA15: Landscapes and townscapes	0	0	0	0		
SA16: Soil	0	0	0	0		

### SA findings for the preferred approach (Option A)

- 6.212 Policy 18 is expected to have a significant positive effect for SA objective 2: Housing. The policy seeks to ensure that all proposals for housing provide an appropriate mix of housing type and size to meet the specific needs of households in the district which should contribute significantly positively to this objective.

6.213 New housing developments can help secure a good social mix, by avoiding the creation of large areas of similar housing. The policy could result in minor positive effects on social inclusion by requiring applicants to provide a range of housing types to meet need. Therefore a minor positive effect is expected for SA objective 1: Community safety and cohesion.

*SA findings for the reasonable alternatives considered*

- 6.214 Policy Option B would set a higher or lower % of homes to meet the higher category of building regulations. A higher percentage would ensure a greater number of new homes are accessible and adaptable for the districts population. However this would likely increase cost of homes making delivery less viable. A lower percentage might fail to fully meet the needs of the districts population. This would still be likely to have significant positive effects in relation to SA objective 2: Housing but this would be uncertain. A minor positive uncertain effect is also expected for SA objective 1: Community safety and cohesion as the percentage mix of housing is unknown.
- 6.215 Policy Option C considered by the Council would have been to set a minimum or maximum density standard for all development. This would ensure that land was used efficiently but it would not respect the character of the local area or be able to respond to local circumstances. In an area with such a diverse pattern of development as Braintree District, the Council did not consider this option appropriate; it therefore does not represent a reasonable alternative and has not been subject to SA.
- 6.216 Policy option D is to have no policy and let each application be considered on its own merits. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 29: Residential Alterations, Extensions and Outbuildings within Development Boundaries

### Policy approaches considered and summary of sustainability effects

- 6.217 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy setting out when development will be acceptable such as overdevelopment, and street scene. ( <b>preferred</b> )						
B: To have no policy and rely on the General Permitted Development Order and NPPF.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.218 Policy 19 is expected to have a significant positive effect for SA objective 15: Landscapes and townscapes. The policy seeks to ensure that in all cases proposals should respect the character of the locality and of the nearby dwellings.

### SA findings for the reasonable alternatives considered

- 6.219 Policy option B is to have no policy and rely on the General Permitted Development Order and NPPF. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 30: Residential Alterations, Extensions and Outbuildings in the Countryside

### Policy approaches considered and summary of sustainability effects

- 6.220 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy setting out when development would be acceptable in the countryside through being in harmony with the countryside setting, compatibility with the original dwelling and impact on amenity and that outbuildings should be related to existing developments. <b>(preferred)</b>						
B: No policy and rely on the General Permitted Development Order and NPPF.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.221 Policy 20 is expected to have a significant positive effect for SA objective 15: Landscapes and townscapes. The policy seeks to ensure that in all cases proposals should respect the character of the locality and of the nearby dwellings.

### SA findings for the reasonable alternatives considered

- 6.222 Policy option B is to have no policy and rely on the General Permitted Development Order and NPPF. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 31: Replacement Dwellings in the Countryside

### Policy approaches considered and summary of sustainability effects

- 6.223 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy to allow replacement dwellings outside of settlement boundaries if they are acceptable in terms of landscape impact and that it should not be significantly larger than the current house and be on the footprint of the original. An exception to some of the criteria may be made for an exceptional building. <b>(preferred)</b>						
B: A further option would to be more prescriptive than above in terms of the size of the replacement dwelling that would be permitted, by specifying a maximum increase in volume or footprint that would be permitted.						
C: To be less restrictive and allow replacement dwellings of a greater size within the countryside more generally.						
D: To be more restrictive and not allow exceptions to other criteria for exceptional buildings.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	0	0	0	0		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	0	0	0	0		
SA7: Sustainable travel	0	0	0	0		
SA8: Accessibility	0	0	0	0		
SA9: Education and skills	0	0	0	0		
SA10: Historic environment	0	0	0	0		
SA11: Climate change mitigation	0	0	0	0		
SA12: Water environment	0	0	0	0		
SA13: Flood risk	0	0	0	0		
SA14: Air quality	0	0	0	0		
SA15: Landscapes and townscapes	++	++	++?	++		
SA16: Soil	0	0	0	0		

### SA findings for the preferred approach (Option A)

- 6.224 As significant positive effect is expected for SA objective 15: Landscape and townscapes. A criterion of the policy states that proposals would be acceptable provided that the replacement dwelling and any outbuildings, would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, than the original dwelling.

*SA findings for the reasonable alternatives considered*

- 6.225 Policy option B seeks to be more prescriptive in terms of the size of the replacement dwelling that would be permitted, by specifying a maximum increase in volume or footprint that would be permitted. This would offer further protection to the landscape and countryside and so a significant positive effect is expected for SA objective 15: Landscape and townscape.
- 6.226 Policy option C seeks to be less restrictive and allow replacement dwellings of a greater size within the countryside more generally. Whilst no specific volume increase is specified here, the amount acceptable will need to be compatible with the size and shape of the original dwelling and the plot upon which it stands. A significant positive effect is still expected for SA objective 15: Landscape and townscape, however this would be uncertain.
- 6.227 Policy option D seeks to be more restrictive and not allow exceptions to other criteria for exceptional buildings. This would also have a significant positive effect for SA objective 15: Landscape and townscape.

## Policy LPP 32: Rural Workers Dwellings in the Countryside

### Policy approaches considered and summary of sustainability effects

- 6.228 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy which sets out when a home for a rural worker may be acceptable in the countryside. This includes establishing a functional need which cannot be met in existing buildings, that the house should be of a size commensurate to the building and that the business is in profit. There are also additional criteria relating to temporary dwellings which may be granted for a three year period. ( <b>preferred</b> )						
B: Rely on the NPPF and not have a policy on rural workers dwellings and for each application to be considered on its merits.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	++	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	++	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.229 Policy 22 is expected to have a significant positive effect for SA objective 2: Housing as the policy will increase the range of housing available in the District.
- 6.230 Policy 22 is expected to have a significant positive effect in relation to SA objective 5: Economy. Rural workers are normally those involved in the agricultural or forestry industries. There will be some cases where the nature and demand of work in agriculture, forestry or other rural industries makes it essential for some rural workers to live at, or very close to, the site of their work in order to deal quickly with emergencies, particularly in relation to livestock and crops. Therefore a significant positive effect is expected for SA objective 5: Economy as rural workers dwellings is essential for the economic viability of rural industry.

6.231 The criterion that sets out when a rural worker's home is acceptable requires there to be an established functional need and requires dwellings to be well-related to existing buildings. This will help be keep within the scale and density of the local landscape resulting in a significant positive effect for SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

6.232 Policy option B is to have no policy and let each application be considered on its own merits. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 33: Infill development in hamlets

### Policy approaches considered and summary of sustainability effects

- 6.233 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. Identification that gaps within the existing built up development of a hamlet (a collection of 10plus dwellings which does not have a development boundary) may be suitable for infill by a single development. <b>(preferred)</b>						
B: To not allow any infill development within the countryside and focus all development to development boundaries						
C: To identify all the hamlets in the District where infill development of a hamlet (a collection of 10 plus dwellings which does not have a development boundary) may be suitable for infill by a single development.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	++	0	++			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	0	0	0			
SA8: Accessibility	0	0	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	++	++	++			
SA16: Soil	0	0	0			

### SA findings for the preferred approach (Option A)

- 6.234 A significant positive effect is expected for SA objective 2: Housing and SA objective 15: Townscapes and landscapes. The policy will help increase the range of housing in the District while also preventing sporadic development which could adversely affect the character and appearance of the area.

*SA findings for the reasonable alternatives considered*

- 6.235 Policy option B is to not allow any infill development within the countryside and focus all development to development boundaries. This would have no effect on the provision of housing, however it would help ensure the protection of the landscape and countryside.
- 6.236 Policy option C is to identify all the hamlets in the District where infill development of a hamlet (a collection of 10 plus dwellings which does not have a development boundary) may be suitable for infill by a single development. such a change to the policy would not alter the sustainability performance of the policy option relative to the preferred policy

## Policy LPP 34: Residential Conversion of Buildings in the Countryside

### Policy approaches considered and summary of sustainability effects

- 6.237 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy for the conversion of permanent rural buildings to new homes providing that they are located in sustainable locations and there is no unacceptable impact on residential amenity, character and they are served by a suitable access. ( <b>preferred</b> )						
B: To be more restrictive and not allow the conversion of rural buildings outside that which is permitted development due to their position outside of development boundaries						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	-	0				
SA2: Housing	++	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	-	0				
SA6: Biodiversity and geodiversity	+	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	-	0				
SA9: Education and skills	0	0				
SA10: Historic environment	+	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.238 A significant positive effect is expected for SA objective 2: Housing as policy 25 encourages conversion of permanent rural buildings to new homes, thereby offering a greater range of homes.
- 6.239 Whilst supporting text to this policy discusses the need to demonstrate that rural buildings to be converted to residential use there is no mention of this in the policy itself. This creates the possibility that the change of use could result in loss of commercial uses that are important to the rural economy, resulting in negative effects in relation to SA objective 1: Community safety and cohesion, SA objective 5: Economy and SA objective 8: Accessibility. It is **recommended** that the supporting text designed to resist loss of viable commercial uses in the countryside be incorporated in the policy itself.

6.240 The criteria of the policy require that there is no unacceptable impact on protected species, the historic environment or the character of the site or the surrounding countryside and its landscape value. Therefore a minor positive effect is expected for SA objective 6: Biodiversity, SA objective 10: Historic environment and SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

6.241 Policy option B is too be more restrictive and not allow the conversion of rural buildings outside that which is permitted development. This represents reliance on other existing or proposed policies and will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 35: Garden Extensions

### Policy approaches considered and summary of sustainability effects

- 6.242 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: To have a criteria based policy against which garden extensions outside and inside of settlement boundaries should be considered. Criteria relating to the size, location and impact of the garden extension. ( <b>preferred</b> )						
B: To have no policy in relation to garden extensions and deal with it under general policies.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	++	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 6.243 Uncontrolled garden extensions, can have a serious impact on the landscape due to the domestic garden paraphernalia such as garden furniture, sheds and children's play equipment extending out into undeveloped areas, as well as changes to the way in which the land is used and looked after with mown grass, flower beds etc. The policy states that a garden extension will only be permitted where 'there would be no loss of protected natural features or areas of high wildlife value' and where 'there is no material adverse impact on the character and appearance of the surrounding countryside or street scene'. A significant positive effect is therefore expected for SA objective 6: Biodiversity and SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 6.244 Policy option B is to have no policy and rely on general policies. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Transport and infrastructure

- 6.245 The section of the Draft Local Plan sets out policies in relation to sustainable access, parking provision, road schemes, and broadband internet connectivity.

### Policy LPP 36: Sustainable Access for All

#### *Policy approaches considered and summary of sustainability effects*

- 6.246 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy setting out the Council's position in relation to transport to ensure that all new developments make appropriate provision for pedestrians, cyclists, public transport, community transport and emergency vehicles. The policy also sets out when travel plans and contributions may be sought from development. ( <b>preferred</b> )						
B: An alternative that defines the scale and type of 'development proposals' to which the policy applies.						
C: To have no specific policy and rely on that which is set out in the NPPF.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	+	+	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	++	++	0			
SA8: Accessibility	++	++	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	++	++	0			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	++	++	0			
SA15: Landscapes and townscapes	0	0	0			
SA16: Soil	0	0	0			

#### *SA findings for the preferred approach (Option A)*

- 6.247 Policy 27 is likely to have significant positive effects in relation to SA objective 3: Health, SA objective 5: Economy, SA objective 7: Sustainable travel, SA objective 8: Accessibility, SA objective 11: Climate change mitigation and SA objective 14: Air Quality.

- 6.248 Policy 27 ensures that all new developments make appropriate provision for pedestrians, cyclists, public transport, community transport and low emission vehicles leading to significant positive effects in relation to promoting sustainable travel (SA objective 7: Sustainable travel) and accessibility (SA objective 8: Accessibility), reducing greenhouse gas emissions (SA objective 11: Climate change mitigation) and air pollution (SA objective 14: Air quality).
- 6.249 Policy 27 could have a minor positive effect in relation to SA objective 3: Health, as it is likely to promote a modal shift to sustainable transport modes, including walking and cycling, which could help encourage communities and visitors to lead a more active lifestyle. In addition, the policy encourages modal shift away from private car, which could reduce congestion and improve air quality therefore having a positive effect on people's health.

*SA findings for the reasonable alternatives considered*

- 6.250 Policy option B is to have an alternative that defines the scale and type of 'development proposals' to which the policy applies. Whilst this could provide the developer with more certainty regarding the type of development proposal permitted, this type of detailed information can readily be provided in separate guidance or during pre-application discussions; its inclusion within policy could be inflexible, stifling design innovation and could quickly become out of date. None of these considerations is judged to alter the sustainability performance of the policy options relative to the preferred policy.
- 6.251 Policy option C is to have no specific policy and rely on the NPPF. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 37: Parking Provision

### Policy approaches considered and summary of sustainability effects

- 6.252 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant

<b>Summary of policy options:</b>						
A: Policy requires parking provision as per the Essex County Council Parking standards and notes that key car parks across the District will be protected for that use. ( <b>preferred</b> )						
B: To have no policy.						
C: To have a criteria based policy on the provision and retention of a car parking provision which is judged on a case by case basis						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	+/-	0	-			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	+/-	0	-			
SA8: Accessibility	++	0	+/-			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	+/-	0	-			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	+/-	0	-			
SA15: Landscapes and townscapes	0	0	0			
SA16: Soil	0	0	0			

### SA findings for the preferred approach (Option A)

- 6.253 A significant positive effect is expected for SA objective 8: Accessibility. The geography of the District is predominantly rural and therefore people travel substantial distances to reach some of the main service centres, often by private vehicle. Car parking will therefore be a key issue in terms of accessibility. The policy also ensures that new proposals provide parking for bicycles increasing accessibility to services and facilities via sustainable transport.
- 6.254 Policy 29 seeks to ensure that new proposals provide parking for bicycles which is likely to encourage the uptake of more sustainable means of transport to access services and facilities which would have benefits on health as people engage in more active travel. On the other hand, the provision of vehicular parking for new residential developments would potentially lead to higher ownership of private cars. This would potentially discourage the use of public transport or other sustainable modes (which would otherwise have a positive benefit on health)

as access to a car would be more convenient, particularly where access to public transport is not considered to be reasonable. A mixed effect is therefore likely for SA objective 3: Health, SA objective 7: Sustainable Travel, SA objective 11: Climate change mitigation, and SA objective 14: Air Quality.

*SA findings for the reasonable alternatives considered*

- 6.255 Policy option B is to have no policy. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.
- 6.256 Policy option B would encourage the provision and retention of vehicular parking, meaning there is likely to be an on-going high ownership and use of private cars for commuting and accessing services which would have a negative effect on reducing greenhouse gas emissions. The policy makes no reference to providing parking for bicycles or other sustainable modes of transport. Therefore a minor negative effect is expected for SA objective 3: Health, SA objective 7: Sustainable travel, SA objective: 11 Climate change mitigation, and SA objective 14: Air quality. A mixed effect is expected for SA objective 8: Accessibility as the alternative option only seeks to provide parking for cars.

## Policy LPP 38: Protected Lanes

### *Policy approaches considered and summary of sustainability effects*

- 6.257 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant

<b>Summary of policy options:</b>						
A: A policy proposing no proposals should materially impact of physical appearance of protected lanes or generate inappropriate traffic movements on them. <b>(preferred)</b>						
B: To have no policy on protected lanes and put in appropriate measures on a case by case basis						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	++	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

### *SA findings for the preferred approach (Option A)*

- 6.258 Policy 30 would have a significant positive effect in relation to SA objective 6: Biodiversity and geodiversity and SA objective 15: Landscapes and townscapes. Protected lanes are often enclosed by a mix of deciduous hedges and raised verges. Any proposals that would adversely affect the physical appearance of these protected lanes, or generate an inappropriate type of amount of traffic would not be permitted thereby having a positive effect on the traditional landscape and nature conservation.

### *SA findings for the reasonable alternatives considered*

- 6.259 Policy option B is to have no specific policy and put in appropriate measures on a case by case basis. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

### Policy LPP 39: Transport Related Policy Areas

#### Policy approaches considered and summary of sustainability effects

- 6.260 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Transport Related Policy Areas are gateways into Braintree and therefore the quality of design is important. Measures to improve the sustainability of these areas will be sought. Strict control will be exercised over development in these areas, and they will be restricted to certain categories of use. ( <b>preferred</b> )						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	0					
SA3: Health	0					
SA4: Service centre vitality	+					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	0					
SA8: Accessibility	+					
SA9: Education and skills	0					
SA10: Historic environment	0					
SA11: Climate change mitigation	0					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	++					
SA16: Soil	0					

6.261

#### SA findings for the preferred approach

- 6.262 The policy requires control of development to limit the type and extent of development. The supporting text states that this is in order to prevent the coalescence of settlements. Quality of design and substantial landscaping is also sought. Therefore a significant positive effect is expected for SA objective 15: Landscape and townscape.
- 6.263 The policy will seek better connectivity to nearby settlements for cyclists and pedestrians, therefore having a minor positive for SA objective 8: Accessibility. Greater accessibility to settlements and the prevention of the coalescence of settlements would also result in a minor positive effect for SA objective 4: Service centre vitality and SA objective 5: Economy.

#### SA findings for the reasonable alternatives considered

- 6.264 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 40: New Road Infrastructure

### Policy approaches considered and summary of sustainability effects

- 6.265 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: The policy lists a number of schemes that are proposed in the District and will be safeguarded from development. ( <b>preferred</b> )						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	0					
SA3: Health	+/-					
SA4: Service centre vitality	0					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	-?					
SA7: Sustainable travel	+/-					
SA8: Accessibility	+					
SA9: Education and skills	0					
SA10: Historic environment	-?					
SA11: Climate change mitigation	+/-					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	+/-					
SA15: Landscapes and townscapes	-?					
SA16: Soil	0					

### SA findings for the preferred approach (Option A)

- 6.266 The road infrastructure improvements should improve access to services and facilities by car, with congestion eased, and this could also be of benefit for public transport. Therefore a minor positive effect is expected for SA objective 8: Accessibility.
- 6.267 The road infrastructure improvements will help to address traffic congestion, particularly at peak times, and also to accommodate the additional traffic generated by the additional housing and employment development in the Draft Local Plan. This should help to support economic growth, resulting in a minor positive effect for SA objective 5: Economy.
- 6.268 The policy is likely to alleviate congestion and support proposed development in the Draft Local Plan. Improved road infrastructure could also be of benefit for public transport. Conversely, this could make the road network more attractive for car journeys that otherwise would not have taken place, offsetting some of these benefits. Therefore a mixed effect is expected for SA objective 7: Sustainable travel.
- 6.269 Reductions in congestion are likely to facilitate free-flowing movement of traffic, addressing in particular congestion at peak times, which should help to reduce greenhouse emissions, which

should help to alleviate air pollution and in turn its effects on the health of residents and workers. Conversely, this could make the road network more attractive for car journeys, offsetting some of these benefits, and also encouraging residents to use a car rather than cycle or walk. Therefore a mixed effect is likely for SA objective 3: Health, SA objective 11: Climate change mitigation and SA objective 14: Air Quality

- 6.270 The policy has the potential to result in negative effects on the landscape, historic environment and biodiversity, due to the urbanisation effect in more rural and sensitive landscapes from both the built structure and related increases in noise from traffic. The significance of the effect is uncertain as it will depend upon the precise routing and design of the road infrastructure. Therefore a minor negative uncertain effect is expected for SA objective 6: Biodiversity and geodiversity, SA objective 10: Historic environment and SA objective 15: Landscape and townscape.

*SA findings for the reasonable alternatives considered*

- 6.271 No reasonable alternatives to this policy were considered by the Council.

## Policy LPP 41: Broadband

### Policy approaches considered and summary of sustainability effects

- 6.272 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Require new developments to be connected to the best available high speed broadband connection or where this is not available provide an appropriate contribution to other measures, where viable to do so. ( <b>preferred</b> )						
B: Have no policy on broadband and adopt a market led approach.						
C: Require all properties to be served to the door by super high speed broadband.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	-	-			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	+	0	+/-			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	0	0	0			
SA8: Accessibility	+	0	++?			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	+	0	++?			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	0	0	0			
SA16: Soil	0	0	0			

### SA findings for the preferred approach (Option A)

- 6.273 In the absence of this policy, telecommunications companies would provide broadband internet services to new developments in any case. However, this policy should help to ensure that the design and layout of new developments facilitates this and that where provision is not currently practical or economically viable, developer contributions are collected to enable greater access in the future. The policy is therefore expected to have minor positive effects in relation to SA objective 5: Economy (by supporting businesses and home-workers), SA objective 8: Accessibility (recognising that services are increasingly delivered online), and SA objective 11: Climate change mitigation (reflecting the fact that high speed internet access facilitates video conferencing and other services which might otherwise require travel).

*SA findings for the reasonable alternatives considered*

- 6.274 Policy option B is to have no policy and rely on market forces. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.
- 6.275 By requiring all new developments to be connected to high speed internet, regardless of their distance from existing infrastructure or the costs involved in providing new infrastructure, policy option C could have more significant positive effects in relation to SA objective 8: Accessibility and SA objective 11: Climate change mitigation than the preferred policy but these additional benefits are uncertain because viability issues could prevent them being delivered. Benefits would still be expected in relation to SA objective 5: Economy but these could be offset by negative effects due to development of employment space, especially in more remote locations, being stifled by the additional cost burden of high speed internet provision at any cost. Housing delivery in more remote locations could also be hampered for similar reasons, with negative effects on SA objective 2: Housing.

## 7 SA findings for the 'Creating Better Places' policies and reasonable alternatives

- 7.1 This chapter of the SA Report describes the findings of the SA on the effects of the preferred policies and reasonable alternatives in relation to health and activity, high quality spaces, conservation areas, heritage assets, demolition of listed buildings, enabling development, sites of archaeological importance, and community facilities. The policies are appraised below in the order in which they appear in the Draft Local Plan document.
- 7.2 A summary of the likely effects of the preferred approaches set out in the Draft Local Plan as a whole, by SA objective, can be found in Chapter 10.

### Policy LPP 42: Built and Historic Environment

#### *Policy approaches considered and summary of sustainability effects*

- 7.3 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: This policy should set out the overall vision for the built and historic environment for the district, including how development will complement the existing towns and villages, and how it will meet the needs of all residents. ( <b>preferred</b> )						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	0					
SA3: Health	0					
SA4: Service centre vitality	0					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	0					
SA8: Accessibility	+					
SA9: Education and skills	0					
SA10: Historic environment	++					
SA11: Climate change mitigation	0					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	++					
SA16: Soil	0					

*SA findings for the preferred approach (Option A)*

- 7.4 Policy 35 seeks to secure the highest possible standards of design and layout in all new development, and to the protection and enhancement of the historic environment resulting in a significant positive effect for SA objective 10: Historic environment and SA objective 15: Landscapes and townscapes.
- 7.5 However there are many other values of the historic built environment, many of which lie in defining and enhancing that connection of people to a place. A high quality built and historic environment can help create areas which are safe and accessible to everyone, and which will contribute towards the quality of life in all towns and villages resulting in minor positive effects for SA objective 1: Community safety and cohesion and SA objective 8: Accessibility. Similarly the promotion of historical assets can contribute towards driving economic development, tourism and leisure provision in the District resulting in a minor positive for SA objective 5: Economy.

*SA findings for the reasonable alternatives considered*

- 7.6 No reasonable alternatives to this policy were considered by the Council.

## A healthy and active district

- 7.7 The section of the Draft Local Plan sets out policies in relation to health and wellbeing impact assessment, provision for open space, sport and recreation and equestrian facilities.

### Policy LPP 43: Health and Wellbeing Impact Assessment

#### *Policy approaches considered and summary of sustainability effects*

- 7.8 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Development proposals will be required to assess their impact upon health and well-being, upon the capacity of existing health services and facilities, the environmental impact and the promotion of health improvement activities. ( <b>preferred</b> )						
B: No policy						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	+	0				
SA2: Housing	0	0				
SA3: Health	++	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	+	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

#### *SA findings for the preferred approach (Option A)*

- 7.9 A significant positive effect is expected for SA objective 3: Health as the policy requires development proposals to assess their impact upon health and well-being, upon the capacity of existing health services and facilities, and the environmental impact and the promotion of health improvement activities.
- 7.10 Policy 33 requires health impact assessments will assess the capacity of existing health services and facilities thereby having a minor positive effect in relation to SA objective 1: Community safety and cohesion and SA objective 8: Accessibility.

*SA findings for the reasonable alternatives considered*

- 7.11 Policy option B is to have no policy. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 44: Provision for Open Space, Sport and Recreation

### Policy approaches considered and summary of sustainability effects

- 7.12 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Open space and sports and recreational facilities that are of high quality, or of particular value to a local community, will be recognised and given protection by the Council. The Council will look to remedy deficiencies in the provision of open space, sports or recreational facilities where possible. Existing open space, sports and recreational buildings and land shall not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. <b>(preferred)</b>						
B: No policy - sports provision provided as opportunities for development arise. Reliance on national policy.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	+	0				
SA2: Housing	0	0				
SA3: Health	++	0				
SA4: Service centre vitality	0	0				
SA5: Economy	+	0				
SA6: Biodiversity and geodiversity	++?	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	++?	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	+	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

#### SA findings for the preferred approach (Option A)

- 7.13 Significant positive effects are identified for the policy options on green open spaces in relation to SA objective 3: Health, SA objective 6: Biodiversity and geodiversity, SA objective 8: Accessibility and, SA objective 10: Historic environment.
- 7.14 Open spaces and sports and recreation facilities are used for a diverse range of activities, the vast majority of which are likely to contribute to improving the physical and mental health of District's residents, with significant positive effects against SA objective: 3 Health. The policy serves to protect, expand and enhance these important local facilities, improving their general extent and quality where appropriate, with significant positive effects against SA objective 8: Accessibility. However limited public transport services in some rural parts of the District can reduce access to open space and leisure and recreational facilities, resulting in an uncertain effect. Areas of open space can benefit wildlife and biodiversity if appropriately designed. The policy states that in considering planning applications within or adjoining open space, the impact of development on biodiversity and nature conservation will be considered. It also sets a

provision standard for different types of open space, including, 'amenity and natural greenspace'. A significant positive effect is therefore expected for Objective 6: Biodiversity and geodiversity although uncertainty exists in this effect because the provision standard could theoretically be met by providing amenity greenspace that is not natural and therefore does not have a high biodiversity potential. It is **recommended** that consideration be given to policy wording that explicitly encourages open space additions and enhancements that increase the multi-functionality of the open space network, for example being designed to provide a venue for informal recreation, high value habitat for wildlife, and flood storage or runoff attenuation.

- 7.15 A minor positive effect is expected for SA objective 1: Community safety and cohesion. The policy highlights the need to retain community facilities for their uses and encourage enhancement as they positively contribute to the wellbeing and social cohesion of local communities. A minor positive effect is also expected for SA objective 11: Climate Change Mitigation as the policy would help to reduce carbon emissions through maintaining/increasing green space in the District.
- 7.16 A minor positive effect is also expected for SA objective 5: Economy. The policy will contribute towards improving the local character of the District's landscapes and townscapes, increase biodiversity, connectivity and resilience to the effects of climate change, all of which are likely to improve the local environment for the District's workforce, attracting new business and enhancing the districts potential for tourism.

*SA findings for the reasonable alternatives considered*

- 7.17 Policy option B is to have no policy. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 45: Equestrian Facilities

### Policy approaches considered and summary of sustainability effects

- 7.18 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A criteria based policy for the development of new riding schools, stable buildings or other equestrian facilities, or extensions to such facilities. ( <b>preferred</b> )						
B: To have no policy on equestrian facilities and rely on other policies including commercial development in the countryside.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	+	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	++	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

7.19

#### SA findings for the preferred approach (Option A)

- 7.20 Equestrian development is a rural use, development needs to be carefully managed to ensure that there is not a detrimental impact on the countryside character. There is no significant effect on important landscape or nature conservation interests.
- 7.21 The policy will permit proposals for new or extended residential accommodation if a submitted business plan demonstrates that there is a convincing case for residential accommodating, and provided the proposal accords with certain criteria. The policy will increase the range of housing available in the District. Therefore a minor positive effect is expected for SA objective 2: Housing.

#### SA findings for the reasonable alternatives considered

- 7.22 Policy option B is to have no policy and rely on other policies including commercial development in the countryside. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Creating high quality spaces

- 7.23 The section of the Draft Local Plan sets out policies in relation to the layout and design of development.

### Policy LPP 46: Layout and Design of Development

*Policy approaches considered and summary of sustainability effects*

- 7.24 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: The Council will seek a high standard of layout and design in all developments, in the District, and encourages innovative design where appropriate. Planning permission will only be granted where certain requirements are met. ( <b>preferred</b> )						
<b>SA Objective</b>	<b>A</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	+/-					
SA3: Health	+					
SA4: Service centre vitality	0					
SA5: Economy	0					
SA6: Biodiversity and geodiversity	+					
SA7: Sustainable travel	+					
SA8: Accessibility	+					
SA9: Education and skills	0					
SA10: Historic environment	+					
SA11: Climate change mitigation	+					
SA12: Water environment	+					
SA13: Flood risk	+					
SA14: Air quality	+					
SA15: Landscapes and townscapes	+					
SA16: Soil	0					

### *SA findings for the preferred approach (Option A)*

- 7.25 A minor positive is expected for SA objective 1: Community safety and cohesion as the policy requires that design layouts '*shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety; with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes*'.
- 7.26 A minor positive is expected for SA objective 10: Historic environment and SA objective 15: Landscapes and townscapes as the policy requires design to be sensitive to the need to conserve local features of architectural, historic and landscape importance. A criterion of this policy is

also to promote the enhancement of biodiversity assets. A minor positive effect is therefore likely for SA objective 6: Biodiversity and geodiversity.

- 7.27 The policy requires that *'both the overall planning and detailed design shall incorporate measures for environmental sustainability throughout the construction, occupation and demolition of the development, in relation to energy conservation, water efficiency, waste separation (internal and external), climate change, flood resilience and resistant construction, and the use of materials with low overall energy requirements'*. Development will also be required to minimise vulnerability to climate change impacts, therefore minor positive effects are expected for SA objective 11: Climate change mitigation, SA objective 12: Water environment, SA objective 13: Flood risk and SA objective 14: Air quality.
- 7.28 The use of sustainable modes of transport will be promoted in the design and layout of new development resulting in a minor positive effect for SA objective 7: Sustainable travel. The policy also requires that developments should be accessible to all and create or contribute to a coherent sense of place. In addition they should be permeable, well connected to walking and cycling networks, open spaces and facilities. Therefore a minor positive is also expected for SA objective 8: Accessibility.
- 7.29 The inclusion of environmentally sustainable design measures, sustainable transport and the promotion of a safe and secure environment and crime reduction and prevention, will result in a minor positive effect for SA objective 3: Health.
- 7.30 This policy seeks the incorporation of good design into all development proposals in the District, including housing. This may result in dwellings within Braintree District being of a higher standard in terms of climate change adaption, safety etc. leading to the provision of decent homes and a minor positive effect in relation to SA objective 2: Housing. However the policy could potentially have a minor negative effect on this objective whereby design criteria cannot be met or where high quality design criteria requirements render housing developments less viable. A mixed effect is therefore likely in relation to SA objective 2: Housing.

*SA findings for the reasonable alternatives considered*

- 7.31 No reasonable alternatives to this policy were considered by the Council.

## Conservation areas

- 7.32 The section of the Draft Local Plan sets out policies in relation to preservation and enhancement of conservation areas and demolition within conservation areas, shop fronts fascias and signs in conservation areas and illuminated signs in conservation areas.

### Policy LPP 47: Preservation and Enhancement of Conservation Areas, and Demolition within Conservation Areas

*Policy approaches considered and summary of sustainability effects*

- 7.33 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: policy which sets out the increased expectation form development taking place within conservation areas, in order to make sure it does not impact on the character and appearance of those areas. <b>(preferred)</b>						
B: Reliance on national guidance.						
C: Where the display of advertisements is within a designated Conservation Area, or affects its character or appearance, the Council will utilise the policies LPP 48 and LPP 49.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	0	0	0			
SA8: Accessibility	0	0	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	++	0	0			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	0	0	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	++	0	0			
SA16: Soil	0	0	0			

### *SA findings for the preferred approach (Option A)*

- 7.34 Policy 36 is expected to have a significant positive effect in relation to SA objective 10: Historic environment and SA objective 15: Landscapes and townscapes by requiring that proposals do not detract from the character, appearance and essential features of the Conservation Area, by

retaining architectural details on buildings of value and by ensuring that building materials are authentic and complementary to the character of buildings.

*SA findings for the reasonable alternatives considered*

- 7.35 Policy option B is to have no specific policy and rely on national guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.
- 7.36 Policy option C is to rely on other policies within the Draft Local Plan. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 48: Shop Fronts, Fascias and Signs in Conservation Areas

### Policy approaches considered and summary of sustainability effects

- 7.37 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy which helps to encourage good design, appropriate materials, and minimises the proliferation of advertisements in order to protect and enhance the character of conservation areas. ( <b>preferred</b> )						
B: Reliance on national guidance, reliance on general design policy.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	++	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

#### SA findings for the preferred approach (Option A)

- 7.38 Policy 37 states that shop fronts, fascias and signs in conservation areas should be of high quality and have regard to the character of an area. This policy is likely to make a positive contribution to conserving and enhancing townscapes and the historic environment, and so a significant positive effect is likely for Objective 10: Historic Environment and SA Objective 15: Landscapes and townscapes.

#### SA findings for the reasonable alternatives considered

- 7.39 Policy option B is to have no specific policy and rely on national guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 49: Illuminated Signs in Conservation Areas

### Policy approaches considered and summary of sustainability effects

- 7.40 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy which ensures that illuminated signs do not impact on the overall character and appearance of conservation areas. ( <b>preferred</b> )						
B: Reliance on national guidance, and on general design policy.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	++	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

#### SA findings for the preferred approach (Option A)

- 7.41 Policy 38 requires well designed and proportioned fascia signs and any illumination necessary shall take the form of discreet external down lighting. This policy is likely to have a significant positive effect for SA objective 10: Historic environment and SA objective 15: Landscapes and townscapes as it seeks to make a positive contribution to conserving and enhancing townscapes and the historic environment.

#### SA findings for the reasonable alternatives considered

- 7.42 Policy option B is to have no specific policy and rely on national guidance and general policies. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Heritage assets

- 7.43 The section of the Draft Local Plan sets out a policy in relation to alterations, extensions and changes of uses to heritage assets and their settings.

### Policy LPP 50: Alterations, Extensions and Changes of Use to Heritage Assets and their Settings

#### *Policy approaches considered and summary of sustainability effects*

- 7.44 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy which seeks to protect and enhance heritage assets and their settings by allow works only is they do not harm the heritage asset significance, through appropriate design, materials, and finishes. ( <b>preferred</b> )						
B: Reliance on national guidance						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	+	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	++	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	0	0				

#### *SA findings for the preferred approach (Option A)*

- 7.45 A significant positive effect is expected for SA objective 10: Historic environment as development involving internal, or external alterations, or extensions, to a listed building, or listed structure and changes of use will only be permitted when the development meets the criteria set out in the policy.
- 7.46 A minor positive effect is expected for SA objective 4: Economy. The predominantly rural nature of the district and a high quality built and historic environment are important attractions for visitors. The preservation and enhancement of the historic environment will contribute to the

tourism industry. The preservation and enhancement of historic assets will also have a minor positive effect for SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 7.47 Policy option B is to rely on national guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Demolition of listed buildings or structures

- 7.48 The section of the Draft Local Plan sets a policy in relation to demolition of listed buildings or structures.

### Policy LPP 51: Demolition of Listed Buildings or Structures

#### *Policy approaches considered and summary of sustainability effects*

- 7.49 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy which ensure that demolition of listed buildings or structures only take places when absolutely necessary, and when it does occur a record of the structure is taken. <b>(preferred)</b>						
B: Reliance on national guidance.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	+	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	++	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	0	0				

#### *SA findings for the preferred approach (Option A)*

- 7.50 A significant positive effect is expected for SA objective 10: Historic environment as partial or total demolition of a listed building or structure will only be granted in the most exceptional circumstances where certain criteria are fully satisfied.
- 7.51 A minor positive effect is expected for SA objective 4: Economy. The predominantly rural nature of the district and a high quality built and historic environment are important attractions for visitors. The preservation and enhancement of the historic environment will contribute to the

tourism industry. The preservation and enhancement of historic assets will also have a minor positive effect for SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 7.52 Policy option B is to rely on national guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Enabling development

7.53 The section of the Draft Local Plan sets out a policy in relation to enabling development.

### Policy LPP 52: Enabling Development

#### *Policy approaches considered and summary of sustainability effects*

7.54 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy which allows for development to take place in order to help preserve a heritage asset in the long term, without causing material harm to the heritage values. <b>(preferred)</b>						
B: Reliance on Historic England guidance.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	++	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

#### *SA findings for the preferred approach (Option A)*

7.55 A significant positive effect is expected for SA objective 10: Historic environment. The supporting text defines Enabling development as '*development within the vicinity of a heritage asset for the claimed purpose of assisting its repair, restoration or improvement*'. This policy seeks to secure the future of heritage assets, based on the need to preserve the heritage asset, rather than the personal circumstances of its owner.

7.56 This policy seeks to ensure that heritage assets in the District are protected and this would have benefits on local character and townscape. As such a minor positive effect is expected in relation to SA objective 15: Landscapes and townscapes

*SA findings for the reasonable alternatives considered*

- 7.57 Policy option B is to have no policy and rely on Historic England guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Sites of archaeological importance

- 7.58 The section of the Draft Local Plan sets out a policy in relation to archaeological evaluation, excavation and recording.

### Policy LPP 53: Archaeological Evaluation, Excavation and Recording

#### *Policy approaches considered and summary of sustainability effects*

- 7.59 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A policy which ensures that we development takes place, its site is checked for archaeological potential, and if any found it is properly mitigated and recorded. ( <b>preferred</b> )						
B: Reliance on national guidance.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	++	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	0	0				

#### *SA findings for the preferred approach (Option A)*

- 7.60 An archaeological evaluation of the site will need to be undertaken and submitted as part of the planning application where important archaeological remains are thought to be at risk from development, or if the development could impact on a scheduled ancient monument, or historic park and garden. This ensures the preservation of all remains of archaeological significance. Therefore a significant positive effect is likely for SA objective 10: Historic Environment.
- 7.61 This policy seeks to ensure that archaeological remains in the District are protected and this would have benefits on local character and townscape. As such a minor positive effect is expected in relation to SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 7.62 Policy option B is to have no policy and rely on national guidance. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Community facilities

- 7.63 The section of the Draft Local Plan sets out policies in relation to educational establishments and retention of local community services and facilities.

### Policy LPP 54: Educational Establishments

#### *Policy approaches considered and summary of sustainability effects*

- 7.64 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: A criteria based policy for the release of educational sites which are no longer in use and support from appropriately located and designed new educational developments. ( <b>preferred</b> )						
B: To provide a list of all the sites considered redundant and suitable for reuse and the locations where new educational facilities will be provided.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	++	++				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	+	+				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	++	++				
SA9: Education and skills	++	++				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

#### *SA findings for the preferred approach (Option A)*

- 7.65 A significant positive effect is expected for SA objective 9: Education and skills as the policy seeks to support the retention of existing educational facilities and the creation of more educational facilities. The policy recognises the differences in location. A rural based school application is expected to promote adequate and reliable public transport provision for its students. A significant positive effect is therefore likely for SA objective 8: Accessibility. This also promotes inclusion and so a significant positive effect is expected for SA objective 1: Community safety and cohesion.

- 7.66 A minor positive is expected for SA objective 5: economy, as retained and new employment establishments provide local employment opportunities.

*SA findings for the reasonable alternatives considered*

- 7.67 Policy option B would provide details of specific sites that would be more suitable for educational establishments. This considerations is not judged to alter the sustainability performance of the policy options relative to the preferred policy.

## Policy LPP 55: Retention of Local Community Services and Facilities

### Policy approaches considered and summary of sustainability effects

- 7.68 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Criteria based policy for the retention of existing community facilities and services within the District and the support for enhancement and extension of existing and new community facilities wherever possible. ( <b>preferred</b> )						
B: To provide specific allocations for new community facilities						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	+	+				
SA2: Housing	0	0				
SA3: Health	++	++?				
SA4: Service centre vitality	+	+				
SA5: Economy	+	+				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	+	+				
SA8: Accessibility	++	++?				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 7.69 A significant positive effect is expected for SA objective 3: Health and SA objective 8: Accessibility. A criterion of the policy states that '*proposals for the change of use of health care facilities to other uses will not be permitted unless proposals are consistent with the service providers strategy for infrastructure provision in the wider area and/or modernisation programme for delivery of that service or facility*'. The policy also states that new and enhanced facilities will be supported. Therefore a significant positive effect is expected for both these objectives.
- 7.70 The policy applies to all areas outside of the three main towns. The retention and creation of community facilities and services will meet local needs, create sustainable communities and reduce the need to travel. Therefore a minor positive effect is likely for SA objective 1: Community safety and cohesion, SA objective 4: Service centre vitality and SA objective 7: Sustainable travel. The preferred option will also have a minor positive impact in relation to SA objective 5: Economy as retained and new facilities provide local employment opportunities.

*SA findings for the reasonable alternatives considered*

- 7.71 Policy option B is expected to have same effects but with uncertainty. New and enhanced facilities would still be supported; however it is not clear where the new facilities would be located.

## **8 SA findings for the 'District's Natural Environment' policies and reasonable alternatives**

- 8.1 This chapter of the SA Report describes the findings of the SA on the effects of the preferred policies and reasonable alternatives in relation to the natural environment, biodiversity, landscape character, and agriculture; land, water and air quality; climate change and energy; flood risk and surface water drainage; and external lighting. The policies are appraised below in the order in which they appear in the Draft Local Plan document.
- 8.2 A summary of the likely effects of the preferred approaches set out in the Draft Local Plan as a whole, by SA objective, can be found in Chapter 10.

## Biodiversity, landscape character and agriculture

- 8.3 The section of the Draft Local Plan sets out policies in relation to protected species, enhancement, management, and monitoring of biodiversity and landscape characters and features.

### Policy LPP 56: Natural Environment

#### *Policy approaches considered and summary of sustainability effects*

- 8.4 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
Development proposals must take all available measures to ensure the protection, and where possible, the enhancement of the natural environment, habitats, biodiversity and geodiversity of the District. This will include, where appropriate, protection from all types of pollution and the excessive use of water and other resources. Development proposals should take account of the potential impacts of climate change in their design, and propose measures to reduce greenhouse gas emissions where necessary. Where required, the Council will prioritise the development of poorer quality agricultural land.						
B: Include a separate policy for considering climate change.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	++	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	++	++				
SA12: Water environment	+	0				
SA13: Flood risk	0	0				
SA14: Air quality	+	0				
SA15: Landscapes and townscapes	+	0				
SA16: Soil	++	0				

#### *SA findings for the preferred approach (Option A)*

- 8.5 The policy requires development proposals to take all available measures to ensure the protection, and where possible, the enhancement of the natural environment, habitats, biodiversity and geodiversity of the District. Therefore a significant positive effect is expected for SA objective 6: Biodiversity and geodiversity and SA objective 15: Landscapes and townscapes. Proposals should take account of the potential impacts of climate change in their design, and

propose measures to reduce greenhouse gas emissions where necessary. This would have a significant positive effect on SA objective 11: Climate change mitigation. In addition, a significant positive effect is also expected for SA objective 16: Soil as the council seeks to prioritise the development of poorer quality agricultural land where required

- 8.6 A minor positive effect is expected for SA objective 12: Water environment and SA objective 14: Air Quality. The policy seeks to ensure protection from all types of pollution and the excessive use of water and other resources. This will have benefits for air quality and the water environment.

*SA findings for the reasonable alternatives considered*

- 8.7 Policy option B would include a separate policy on climate change. This would have a significant positive effect on SA objective 11: Climate change mitigation.

## Policy LPP 57: Protected Species

### Policy approaches considered and summary of sustainability effects

- 8.8 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Ecological assessment required where proposals may affect a protected species. Impacts on species/habitats will be assessed and mitigation conditions applied where appropriate. Where harmful impacts are evident without satisfactory mitigation, permission will be refused. <b>(preferred)</b>						
B: Include policy seeking to create a network of wildlife corridors and avoid fragmented and isolated pockets of habitat.						
C: Inclusion of a more specific policy requiring specialist design features in new development to provide habitat and thereby improve bio diversity.						
D: Inclusion in policy of measures to identify and protect species rich and local habitats of importance.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	0	0	0	0		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	++	++	++	++		
SA7: Sustainable travel	0	0	0	0		
SA8: Accessibility	0	0	0	0		
SA9: Education and skills	0	0	0	0		
SA10: Historic environment	0	0	0	0		
SA11: Climate change mitigation	0	0	0	0		
SA12: Water environment	0	0	0	0		
SA13: Flood risk	0	0	0	0		
SA14: Air quality	0	0	0	0		
SA15: Landscapes and townscapes	0	0	0	0		
SA16: Soil	0	0	0	0		

### SA findings for the preferred approach (Option A)

- 8.9 The policy requires ecological assessments to be carried out where proposals may affect protected species. Impacts on species/habitats will be mitigated where appropriate and where mitigation cannot take place permission will be refused. A significant positive effect is therefore expected for SA objective 6: Biodiversity and geodiversity.

### SA findings for the reasonable alternatives considered

- 8.10 Policy options B, C and D would provide more detail within the policy on the biodiversity protection measures and specialist designs. Policy option B seeks to include a policy seeking to create a network of wildlife corridors and avoid fragmented and isolated pockets of habitat.

Policy option C seeks the inclusion of specialist design features in new development, while policy option D seeks the inclusion of measures to identify and protect species rich and local habitats of importance. None of these considerations are judged to alter the sustainability performance of the policy options relative to the preferred policy. Therefore a significant positive effect is expected for SA objective 6: Biodiversity and geodiversity for all the reasonable alternatives considered.

## Policy LPP 58: Enhancement, Management and Monitoring of Biodiversity

### Policy approaches considered and summary of sustainability effects

- 8.11 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Proposals should protect biodiversity and mitigate adverse impacts of development. Bio diversity enhancements should be included in all developments. Retention/improvement of the natural environment to be encouraged by maximising green infrastructure and creating green infrastructure networks to link urban areas to countryside and enhancing bio diversity. <b>(preferred)</b>						
B: Include policy/wording seeking to create a network of wildlife corridors and avoid fragmented and isolated pockets of habitat.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	++	++				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	+	+				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

#### SA findings for the preferred approach (Option A)

- 8.12 The primary focus of this policy option is to protect and enhance biodiversity and therefore a significant positive effect is predicted in relation to SA objective 6: Biodiversity and geodiversity.
- 8.13 A minor positive effect is also expected for SA objective 12: Water environment. The policy suggests that biodiversity enhancements could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links and building design which creates wildlife habitat.

#### SA findings for the reasonable alternatives considered

- 8.14 Policy options B would provide more detail within the policy on how biodiversity may be protected and enhanced. The policy could provide the developer with more certainty on the

type of enhancement desired. This consideration is judged not to alter the sustainability performance of the policy options relative to the preferred policy.

## Policy LPP 59: Landscape Character and Features

### Policy approaches considered and summary of sustainability effects

- 8.15 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Landscape character/roles will be taken into account in decision making assisted by the Landscape character assessments. Proposals must include an assessment of their landscape impact. Should not be detrimental. Development should retain and not harm existing landscape features. Protect landscape character and roles through requiring sympathetic development. <b>(preferred)</b>						
B: Design policies specifically for areas in the Upper Stour Valley which accord with the Stour Valley Management Plan and promote its future inclusion within the inclusion of the Dedham Vale AONB.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	++	++/--				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	++/--				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 8.16 Policy 47 requires that the Local Planning Authority will take into account the different roles and character of the various landscape areas in the District, recognising the intrinsic character and beauty of the countryside. This is in order to ensure that any development permitted is suitable for the local context. This will have a significant positive effect in relation to objective 15: Landscapes and townscapes. The policy also requires that the proposals should not be detrimental to the distinctive landscape features of the area such as trees, hedges, woodlands, grasslands, ponds and rivers, and that applicants should be required to provide an assessment of their impacts on the landscape. The restoration and enhancement of the natural environment will be encouraged through creating green infrastructure networks to link urban areas to the

countryside, and creating and enhancing the biodiversity value of wildlife corridors. Therefore a significant positive effect is also expected for SA objective 6: Biodiversity and geodiversity.

*SA findings for the reasonable alternatives considered*

- 8.17 Policy option B is likely to have significant positive effects for the areas in Upper Stour Valley as it seeks to promote its future inclusion within the inclusion of the Dedham Vale AONB. However policy option B does not refer to areas outside of the Upper Stour Valley within the district. As the policy leaves the landscape in these areas vulnerable to the effects of development, a mixed effect is therefore likely on this SA objective.

### Policy LPP 60: Green Buffers

#### Policy approaches considered and summary of sustainability effects

- 8.18 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
Development proposals which require a countryside location, within Green Buffers as defined on the proposals map, will only be allowed under very special circumstances. Where development is necessary it will have regard to the local landscape character, and be of a design, density, and layout which minimises the coalescence between built areas. An assessment of the local landscape will be required demonstrating that the development is to be located on an area which has the least detrimental impact to the character of the countryside. <b>(preferred)</b>						
B: To have no policy and rely on the NPPF.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	+	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

#### SA findings for the preferred approach (Option A)

- 8.19 The policy supports the use of green buffers to be used to prevent the main towns in the district coalescing with neighbouring villages. Where development is necessary it will have regard to the local landscape character, and be of a design and density to minimise the coalescence between built areas. Landscaping will be required in order to enhance the countryside character of these areas. Therefore a significant positive effect is expected for SA objective 15: Landscape and townscape.
- 8.20 The protection of the countryside and the introduction of native species through landscaping would also have a minor positive effect for SA objective 6: Biodiversity and geodiversity.

*SA findings for the reasonable alternatives considered*

- 8.21 Policy option B is to have no policy and rely on the NPPF. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Land, water and air quality

- 8.22 The section of the Draft Local Plan sets out a policy in relation to protecting and enhancing natural resources, minimising pollution and safeguarding from hazards.

### Policy LPP 61: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

*Policy approaches considered and summary of sustainability effects*

- 8.23 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Proposals should minimise polluting emissions without harming amenity or rural tranquillity land stability, land quality/condition. Proposals on or near possible land contamination or involving hazardous substances must submit an appropriate assessment of risks, remediation, implementation etc. with or before the planning application. These and monitoring may be secured by planning condition. ( <b>preferred</b> )						
B: This policy might also consider also the need to protect soil quality during development to protect good quality land, protect the ability of soil to allow water penetration by avoiding compaction.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	+	+				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	+	+				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	++	++				
SA13: Flood risk	0	0				
SA14: Air quality	++	++				
SA15: Landscapes and townscapes	+	+				
SA16: Soil	0	++				

#### *SA findings for the preferred approach (Option A)*

- 8.24 A significant positive effect is expected for SA objective 12: Water environment, and SA objective 14: Air quality, as the policy requires that proposals for all new developments should minimise all emissions and other forms of pollution and ensure no deterioration to either air or water quality. As such the policy is directly linked to these objectives.

- 8.25 The policy also specifies that all development proposals must be not cause unacceptable impacts upon the health and safety of the public. A minor positive effect is therefore likely for SA objective 3: Health.
- 8.26 The policy requires that development proposals must be located and designed so as not to cause a significant adverse effect upon the environment by reason of pollution or as a result of any form of disturbance. This policy could be expected to therefore offer some protection to habitats within the District which support biodiversity. A minor positive effect is likely for SA objective 6: Biodiversity. As this will also help to conserve the natural and urban landscapes within the District a minor positive effect is likely on this SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 8.27 Policy option B might also consider the need to protect soil quality during development to protect good quality land, protect the ability of soil to allow water penetration by avoiding compaction. This would result in a significant positive effect for SA objective 16: Soil. Otherwise, the policy and the sustainability performance of the policy remain unchanged.

## Climate change and air quality

- 8.28 The section of the Draft Local Plan sets out policies in relation to energy efficiency, renewable energy schemes and renewable energy within new development.

### Policy LPP 62: Energy Efficiency

#### *Policy approaches considered and summary of sustainability effects*

- 8.29 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Energy efficiency, through layout and design, and decentralised energy networks will be encouraged where they conform to other Draft Local Plan policies. <b>(preferred)</b>						
B: Energy efficiency is mainly considered through the building regulations and the measure contained in this policy might be included in the development design policies.						
C: Exception sites outside the settlement boundaries for energy efficient development to a recognised high technical standard. The number of exception sites might be limited.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	+/-?	+/-?	+/--?			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	0	0	0			
SA8: Accessibility	0	0	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	++	++	+			
SA12: Water environment	++?	++?	+?			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	0	0	0			
SA16: Soil	0	0	0			

#### *SA findings for the preferred approach (Option A)*

- 8.30 The primary purpose of this policy is to encourage greater energy efficiency and so a significant positive is expected for SA objective 11: Climate change mitigation. Energy efficiency measures suggested by the policy include reducing water consumption and increasing water recycling, which would also result in a significant positive effect for SA objective 12: Water environment, although this effect is uncertain as other energy efficiency measures might be chosen by the developer.

- 8.31 The policy requires energy efficiency measures in all developments including homes, providing a greater opportunity for everyone to live in a decent home. Therefore, a minor positive effect is likely for SA objective 2: Housing as the quality standards of dwellings will improve. This could potentially make new residential developments less financially viable and so a potential minor negative effect is also identified.

*SA findings for the reasonable alternatives considered*

- 8.32 Policy option B is to set out the same measures within a more general development design policy and is therefore expected to have the same sustainability effects as the preferred policy.
- 8.33 Policy option C is to apply higher energy efficiency standards to rural exception sites, although the rationale for such an option is unclear. It is judged that this would have smaller energy efficiency benefits than the preferred policy since it would only apply to a small proportion of new housing, resulting in minor positive effects where the preferred option delivers significant positive effects in relation to SA objectives 2, 11 and 12. In addition, since the affordability of housing in rural areas of the District is already an issue, the potential negative effects of this energy efficiency requirement on for SA objective 2: Housing are judged to be significant.

## Policy LPP 63: Renewable Energy Schemes

### Policy approaches considered and summary of sustainability effects

- 8.34 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Renewable energy proposals will be encouraged where they do not result in harmful environmental, highways, defence and heritage impacts. The Council will consider the energy generating potential of the scheme. Solar farm proposals should include a sequential assessment which considers using brownfield and lower quality agricultural land and should show how it allows for agricultural use and bio diversity. A planning condition requiring remediation may be applied. Proposals for wind turbines are only acceptable if included in a Neighbourhood plan and if accompanied by a consultation exercise showing that planning impacts have been addressed and therefore has community backing. ( <b>preferred</b> )						
B: This policy might be split into several policies covering specific technologies e.g. solar power, wind turbines, ground and water source heat pumps etc. Geographical areas could be designated as being more suitable for specific forms of renewable energy generation and where permissions might be more likely to be successful.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	++	++				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	++	++				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	++				
SA16: Soil	0	0				

### SA findings for the preferred approach (Option A)

- 8.35 Policy 50 is expected to have a significant positive effect in relation to SA objective 11: Climate change mitigation. This policy is directly related to this objective as it would result in increased renewable generation of power which in turn would reduce greenhouse gases associated with a reliance on fossil fuels.
- 8.36 The policy also states that proposals for renewable energy schemes will be encouraged where they do not result in serious harm landscape character and nature conservation. As such,

significant positive effects are expected for SA objective 6: Biodiversity and geodiversity and SA objective 15: Landscapes and townscapes.

*SA findings for the reasonable alternatives considered*

- 8.37 Policy options B would provide more detail as the policy would be split into the specific technologies. Geographical areas that would be more suitable for renewable developments could also be designated. This policy provides more certainty regarding the development of renewable energy schemes, and is therefore not judged to alter the sustainability performance of the policy options relative to the preferred policy.

## Policy LPP 64: Renewable energy within new developments

### Policy approaches considered and summary of sustainability effects

- 8.38 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Major applications shall include renewable energy technology to provide at least 20% of the projected energy requirements of the development and 10% for minor development, unless viability evidence demonstrates otherwise. A financial contribution (for use in renewable seedcorn community renewable projects) can be considered instead. <b>(preferred)</b>						
B: Exclusion of the percentage figures as a target.						
C: One or a number of exception sites outside of a settlement boundary for development meeting strictly the criteria of a specified and nationally recognised energy efficient standard.						
D: The Council has not identified areas as suitable for wind energy development in the Draft Local Plan however areas could be identified in Neighbourhood Plans made during the plan period.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	0	0	0	0		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	0	0	0	0		
SA7: Sustainable travel	0	0	0	0		
SA8: Accessibility	0	0	0	0		
SA9: Education and skills	0	0	0	0		
SA10: Historic environment	0	0	0	0		
SA11: Climate change mitigation	++	++?	+	0		
SA12: Water environment	0	0	0	0		
SA13: Flood risk	0	0	0	0		
SA14: Air quality	++	++?	+	0		
SA15: Landscapes and townscapes	0	0	0	0		
SA16: Soil	0	0	0	0		

### SA findings for the preferred approach (Option A)

- 8.39 The preferred policy seeks to encourage the deployment of renewable energy and low carbon schemes where they would not threaten financial viability, or a contribution to other community renewable projects in lieu of this. This policy is directly related to SA objective 11: Climate change mitigation and SA objective 14: Air quality as it would result in increased renewable generation of power which in turn would reduce greenhouse gases associated with a reliance on fossil fuels. A significant positive effect is therefore likely for these objectives.

*SA findings for the reasonable alternatives considered*

- 8.40 Policy option B would still seek to encourage the deployment of renewable energy and low carbon schemes. However without a target figure the policy might fail to fully meet its potential to deploy such schemes and so a significant positive uncertain effect is expected.
- 8.41 Policy option C is somewhat unclear but appears to apply higher energy efficiency standards to rural exception sites. It is judged that this would have only minor positive effects on SA objective 11: Climate change mitigation and SA objective 14: Air quality since it would only apply to a small proportion of new housing. It is assumed that the financial viability test of the preferred policy would also be included in this option so potential negative effects on SA objective 2: Housing are avoided.
- 8.42 Policy option D appears to repeat the section of Policy LPP 63 Renewable Energy Schemes which states that areas suitable for wind energy development could be identified in Neighbourhood Plans made during the plan period. This will have no effect in relation to any SA objective because it would repeat another Draft Local Plan policy.

## Flood risk and surface water drainage

- 8.43 The section of the Draft Local Plan sets out policies in relation to the Surface Water Management Plan (SWMP), Sustainable Urban Drainage Systems (SUDS), and run-off rates.

### Policy LPP 65: Surface Water Management Plan

*Policy approaches considered and summary of sustainability effects*

- 8.44 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Development will comply with the aims and objectives of the Surface Water Management Plan. <b>(preferred)</b>						
B: Omission of the policy pending publication of the SWMP and its adoption as a material consideration. (The Surface Water Management Plan (SWMP) is being prepared by the LLFA. Although not completed it is expected to be completed by this plan's Examination in Public.)						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	+	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	+	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	++	0				
SA13: Flood risk	++	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	0	0				

### *SA findings for the preferred approach (Option A)*

- 8.45 A significant positive effect is expected for SA objective 12: Water environment and SA: Objective 13: Flood Risk as Policy 52 ensures that development will comply with the aims and objectives of the Surface Water Management Plan. A Surface Water Management Plan (SWMP) outlines the predicted risk and preferred surface water management strategy for a given area. The SWMP will help ensure that new development within Braintree District does not increase the number of people or properties at risk of flooding and does not result in increased flood risk elsewhere. It is also likely to result in improved water efficiency and sustainable water resource

management on the whole across the District. It is also likely to reduce water pollution from flooding events.

- 8.46 Minor positive effects are expected in relation to SA objective 2: Housing because the SWMP will help to ensure that new development does not increase the number of properties at risk of flooding, providing a greater opportunity for everyone to live in a decent home.
- 8.47 The policy seeks to reduce the risk of flooding which can also have benefits to the natural environment in terms of reduced habitat fragmentation/erosion for example. Therefore a minor positive is also expected for SA objective 6: Biodiversity and geodiversity.

*SA findings for the reasonable alternatives considered*

- 8.48 Policy option B is to have no policy and rely on the adoption of the Surface Water Management Plan being adopted as a material consideration. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## Policy LPP 66: Sustainable Urban Drainage Systems

### Policy approaches considered and summary of sustainability effects

- 8.49 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A. Require SUDS in developments of 10 dwellings or more and major commercial development; planning applications to provide details on proposed SUDS and their on-going and maintenance; cross reference to relevant standards. <b>(preferred)</b>						
B: The level of detail the Local Planning Authority requires before the application is determined could be set out in a more detailed and prescriptive manner.						
C: The maintenance and funding of SUDs could be set out in a more prescriptive manner.						
D: SUDs measures might be explicitly excluded from counting as "Open Space" for the purposes of calculating spaces requirements if they are not fit for that purpose e.g. swales and ponds might be dangerous for small children.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	+	+	+	+		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	+	+	+	+		
SA7: Sustainable travel	0	0	0	0		
SA8: Accessibility	0	0	0	0		
SA9: Education and skills	0	0	0	0		
SA10: Historic environment	0	0	0	0		
SA11: Climate change mitigation	0	0	0	0		
SA12: Water environment	+	+	+	+		
SA13: Flood risk	++	++	++	++		
SA14: Air quality	0	0	0	0		
SA15: Landscapes and townscapes	0	0	0	0		
SA16: Soil	0	0	0	0		

### SA findings for the preferred approach (Option A)

- 8.50 Policy 53 is expected to have a significant positive effect in relation to SA objective 13: Flood risk by requiring the inclusion of SUDS in all major residential and commercial development unless the developer provides compelling evidence that is not suitable or viable. This should attenuate surface run-off during extreme rainfall events and help to ensure that a natural run-off profile is achieved, avoiding increased flood risk on-site and downstream of the development.
- 8.51 Minor positive effects are expected in relation to SA objective 2: Housing because the requirement for SUDS will help to ensure that new development is adapted to a changing climate, high intensity rainfall events being more likely in the future under climate change.

- 8.52 Minor positive effects are also expected in relation to SA objective 6: Biodiversity and geodiversity and SA objective 12: Water environment because naturalistic SUDS systems such as reed beds can provide new habitats and can improve water quality by filtering out contaminants. These benefits are uncertain as they will only arise for certain types of SUDS solution which are unlikely to be suitable for all scales of development or all site conditions.

*SA findings for the reasonable alternatives considered*

- 8.53 Policy options B and C would provide more detail within the policy on the information required in planning applications about proposed SUDS and about management and maintenance arrangements respectively. Whilst these could provide the developer with more certainty, this type of detailed information can readily be provided in separate guidance or during pre-application discussions; its inclusion within policy could be inflexible, stifling design innovation and could quickly become out of date. None of these considerations is judged to alter the sustainability performance of the policy options relative to the preferred policy.
- 8.54 Policy option D would set out how different types of SUDS would count towards open space requirements in development. Open space requirements are more appropriately dealt with in a separate policy or supporting guidance and in any event, such a change to the policy would not alter the sustainability performance of the policy option relative to the preferred policy.

## Policy LPP 67: Run-off Rates

### Policy approaches considered and summary of sustainability effects

- 8.55 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Proposals on brownfield land of greater than 1 dwelling or 0.1ha must include calculations showing reduction in post development runoff rate for events up to and including 1 in 100 year return with an allowance for climate change. A minimum betterment is for 50%. <b>(preferred)</b>						
B: Omit and allow the Lead Local Flood Authority to apply this standard when making its comments on applications.						
C: In consultation with the Environment Agency, Lead Local Flood Authority and sewerage undertakers, where appropriate, the Council may require developments to include sustainable drainage systems including measures to control the quality of or attenuate the rate of surface water run-off. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained. Proposals will be expected to conform to the principles set out in the Essex County Council Sustainable Drainage Systems Design Guide 2015 and the technical standards referred to therein.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>	<b>C</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	0	0	0			
SA8: Accessibility	0	0	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	++	0	++			
SA13: Flood risk	++	0	++			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	0	0	0			
SA16: Soil	0	0	0			

### SA findings for the preferred approach (Option A)

- 8.56 A significant positive effect is likely for SA objective 12: Water environment and SA objective 13: Flood risk. The policy requires calculations showing reduction in post development runoff rate on brownfield land of greater than 1 dwelling or 0.1ha. This policy will help reduce the impact of the development on the surface water drainage infrastructure. The policy will seek to avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, therefore minimising the risk of localised flooding on and off site, watercourse pollution and other environmental damage.

*SA findings for the reasonable alternatives considered*

- 8.57 Policy option B is to have no policy and allow the Lead Local Flood Authority to apply the standard when making its comments on applications. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.
- 8.58 Policy Option C is to require developments to include sustainable drainage systems including measures to control the quality of or attenuate the rate of surface water run-off. This should attenuate surface run-off during extreme rainfall events and help to ensure that a natural run-off profile is achieved, minimising the risk of localised flooding on and off site, watercourse pollution and other environmental damage. Therefore a significant positive effect is expected for SA objective 12: Water environment and SA objective 13: Flood risk.

## External lighting

8.59 The section of the Draft Local Plan sets out policies in relation to external lighting.

### Policy LPP 68: External Lighting

*Policy approaches considered and summary of sustainability effects*

8.60 The policy approaches considered by the Council and a summary of their likely sustainability effects are shown in the matrix below. The effects are then described in the following text, focussing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
A: Proposals for external lighting will be permitted subject to design criteria to minimise its impact on its neighbours and one the environment. If approved hours of operation may be limited. <b>(preferred)</b>						
B: Lighting is now classed as a form of pollution and its use has consequences for energy use and impacts on wildlife, amenity and character. The impacts of lighting could be considered with design and pollution policies.						
<b>SA Objective</b>	<b>A</b>	<b>B</b>				
SA1: Community safety & cohesion	++	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	+	0				
SA7: Sustainable travel	0	0				
SA8: Accessibility	0	0				
SA9: Education and skills	0	0				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	0	0				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	++	0				
SA16: Soil	0	0				

#### *SA findings for the preferred approach (Option A)*

- 8.61 Policy 55 will have a significant positive effect for SA objective 1: Community safety and cohesion as it will seek to increase the safety and security of new development. The policy will help limit pollution and help conserve or enhance dark skies by incorporating strict design criteria. Therefore a significant positive effect is expected in relation to SA Objective 15: Townscapes and landscapes.
- 8.62 A minor positive effect is also expected for SA Objective 6: Biodiversity and geodiversity as the policy may limit the hours of use which may minimise the impacts on wildlife.

*SA findings for the reasonable alternatives considered*

- 8.63 Policy option B is to have no policy and rely on design and pollution policies. This will have no effect in relation to any SA objective because the SA is concerned with identifying the effects of the Draft Local Plan relative to a 'do-nothing' scenario.

## 9 Summary of SA findings for the site allocations and reasonable alternatives

9.1 This chapter presents the assessment findings for the Draft Local Plan site allocation options.

### Screening of site options

- 9.2 As described in the methodology chapter, an initial, high level assessment was carried out to determine whether site allocation options being considered by the Draft Local Plan were individually capable of having significant effects. All sites exceeding certain criteria and thresholds were deemed to have the potential for significant effects and were flagged for detailed assessment.
- 9.3 The screening exercise identified that of the 272 sites being considered by the Council as site allocation options, 152 had the potential to individually have a significant effect. Of these 152 site allocation options, 75 were assessed in relation to their potential effects on all SA objectives relevant to the proposed use because they either had an area of more than five hectares or a development capacity of more than 150 dwellings; these sites are listed in Table 9.1. The remaining 77 site allocation options were judged to have the potential for significant effects in relation to a limited number of SA objectives because they were situated within a sensitive area; these sites are listed in Table 9.2. The remaining 120 site options were screened out from requiring SA because they did not have an area of more than five hectares, did not have a development capacity of more than 150 dwellings and did not fall within a sensitive area. Any of these sites that were selected by the Council as preferred and which are allocated in the Draft Local Plan were assessed against all SA objectives, as described in the Methodology chapter.
- 9.4 The results of the screening of site allocations options for their potential to have significant effects are set out in Appendix 5.

### SA findings for screened-in site allocation options

- 9.5 A set of assumptions was devised for determining the significance of effects in relation to each SA objective to ensure that assessments were consistent and the reasons for judgements were transparent. These assumptions are presented in Appendix 4. It should be noted that a number of the assessment criteria were not relevant to site options which would not include residential development; these are designated as 'non-housing' sites in Table 9.1 and Table 9.2. These tables also state the Council's estimate of the dwelling capacity of each site which, as described in the Methodology chapter, determined the assumptions made about bus services, schools and community facilities that will be required as part of any development.
- 9.6 The likely effects of each site allocation option that had an area of more than five hectares or with capacity for more than 150 dwellings are summarised in Table 9.1 in relation to each relevant SA objective. The likely effects of site allocation options which did not meet these criteria but which are situated within a sensitive area are summarised in relation to the relevant SA objectives. A detailed appraisal matrix for each site option is included in Appendix 6. The narrative below summarises the main types of effects identified, with particular consideration given to those effects which are likely to be significant, in line with the SEA Regulations.
- 9.7 Development at any of the site allocation options shown in Table 9.1 would give rise to a mixture of positive and negative effects in relation to the SA objectives. Significant positive effects (++) or (++?) were identified in relation to six SA objectives:

- SA2: Provide everyone with the opportunity to live in a decent home.
  - SA3: Improve the health of the District's residents and mitigate/reduce potential health inequalities.
  - SA5: Achieve sustainable levels of prosperity and economic growth.
  - SA7: Promote more sustainable transport choices and uptake.
  - SA8: Promote accessibility and ensure the necessary transport infrastructure to support new development.
  - SA9: Improve the education and skills of the population.
- 9.8 Significant negative effects (-- or --?) were identified in relation to seven SA objectives:
- SA5: Achieve sustainable levels of prosperity and economic growth.
  - SA6: Conserve and enhance the biological and geological diversity of the environment.
  - SA8: Promote accessibility and ensure the necessary transport infrastructure to support new development.
  - SA13: Reduce the risk of flooding.
  - SA14: Improve air quality.
  - SA15: Maintain and enhance the quality of landscapes and townscapes.
  - SA16: Safeguard and enhance the quality of soil.
- 9.9 Uncertain effects were identified for a large proportion of site options in relation to two SA objectives:
- SA10: Conserve and enhance the historic environment, heritage assets and their settings.
  - SA12: Improve water quality and address water scarcity and sewerage capacity.
- 9.10 The smaller site allocation options within sensitive areas shown in Table 9.2 would generally give rise to negative or uncertain effects in relation to the limited range of SA objectives against which they were assessed. However, potential significant positive effects (++ or ++?) were identified in relation to two SA objectives:
- SA2: Provide everyone with the opportunity to live in a decent home.
  - SA5: Achieve sustainable levels of prosperity and economic growth.
- 9.11 Significant negative effects (-- or --?) were identified in relation to four SA objectives:
- SA6: Conserve and enhance the biological and geological diversity of the environment.
  - SA10: Conserve and enhance the historic environment, heritage assets and their settings.
  - SA13: Reduce the risk of flooding.
  - SA15: Maintain and enhance the quality of landscapes and townscapes.
- 9.12 All of these effects are discussed further below.

**Table 9.1 Summary of SA findings for the site allocation options > 5 hectares or with capacity for > 150 homes**

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q2a Affordable housing	Q3a Primary healthcare	Q3c ANG	Q3e Open space	Q4a Retail provision	Q4c Shops & services	Q5a Mineral reserves	Q5c Employment areas	Q5e Broadband availability	Q6a Designated wildlife	Q7a Public transport	Q8a Service centres	Q8c Public transport	Q8e Highway access	Q9a Primary schools	Q9c Secondary schools	Q10a Historic environment	Q11a Climate change	Q12a Groundwater SPZ	Q12c Sewage capacity	Q13a Flood risk	Q14a Air quality	Q15a Landscape sensitivity	Q15c AONB extension	Q15e Greenfield / brownfield	Q15g VIS	Q15i Country parks	Q16a Agricultural land	Q16c Contaminated land
BLAN 113	8.31	0 Non-housing		0	n/a	n/a	n/a	+	0	n/a	0	n/a	++	-	+	+	+	n/a	n/a	?	X	0	n/a	0	n/a	?	0	?	0	0	-	0	
BLAN 119	6.01	45 Full		0	++	-	-?	+	0	+	0	-	+	-	+	0	++	+	-	++	?	X	0	?	-	0	-	0	-	0	0	-	0
BLAN 501	5.05	60 Full		0	++	-	-?	+	?	+	0	-	++	-	+	0	++	+	-	++	?	X	0	?	0	0	?	0	-	0	0	-	0
BOCN 126	27	638 Full		?	++	-	-?	?	0	-?	0	+	+	-	+	++	++	?	++	+	?	X	-	?	0	0	+	0	-	0	0	-	0
BOCN 132	65.9	1000 Full		+	++	-	-?	?	0	-?	-	-	++	-	++	++	++	+	++	++	?	X	0	?	0	0	-	0	-	0	0	-	-
BOCN 133	9.47	240 Full		0	++	-	-?	+	+	+	0	+	++	-	+	++	++	+	+	++	?	X	-	?	-	0	+	0	-	0	0	-	0
BOCN 137	43.1	1150 Full		+	++	-	-?	+	0	+	0	+	++	-	++	-	++	+	++	++	?	X	-	?	0	0	-	0	?	0	0	-	0
BOCS 138	8.38	0 Non-housing		0	n/a	n/a	n/a	+	0	n/a	0	n/a	++	-	+	++	++	?	n/a	n/a	?	X	0	n/a	0	n/a	-	0	-	0	0	-	0
BOCS 140	11.5	264 Full		0	++	+	-?	+	0	-?	0	+	++	-	+	++	+	?	+	++	?	X	0	?	-	0	-	0	-	0	0	-	0
BRAD 142	7.48	20 Full		0	++	-	-?	+	0	+	0	-	++	-?	+	0	+	?	-	-	?	X	0	?	-	-?	-	0	-	0	0	-	0
BRAD 503	12.1	100 Full		0	++	-	-?	+	0	+	0	-	++	-	+	0	+	?	-	+	?	X	0	?	0	-?	-	0	-	0	0	-	?
BRAW 154	11.3	1500 Full		+	++	+	-?	++	+	-?	0	+	++	-?	++	++	++	?	++	++	?	X	0	?	0	0	+	0	-	0	0	-	0
BURE 165	5.34	85 Full		0	++	+	-?	++	0	-?	0	-?	++	-	+	+	++	?	-	-?	?	X	-	?	-	0	-	-?	-	0	0	-	0
CASH 505	8.76	60 Full		-	++	+	-?	++	+	+	0	?	++	0	+	0	++	+	++	++	-	X	-	?	-	0	-	0	+	0	0	-	?
COGG 177	19.3	500 Full		0	++	+	-?	+	0	+	0	+	0	-?	+	+	++	-	-	++	?	X	0	?	-	-?	+	0	-	0	0	-	0
COGG 180	25.9	135 Full		0	++	+	-?	+	0	+	0	+	0	-	+	+	++	+	-	++	?	X	0	?	0	-?	+	0	-	0	0	-	?
COGG 181	20.6	440 Full		0	++	+	-?	+	+	+	0	+	0	-	+	+	++	-	++	++	?	X	0	?	0	-?	?	0	-	0	0	-	0
COGG 182	17.2	500 Full		+	++	-	-?	+	0	+	0	+	0	-	+	+	++	?	++	++	?	X	0	?	0	-?	?	0	-	0	0	-	0
COGG 183	13.7	500 Full		+	++	-	-?	+	0	+	0	+	0	-	+	+	++	+	+	++	?	X	0	?	0	0	+	0	-	0	0	-	0
COLE 188	11.4	0 Non-housing		0	n/a	n/a	n/a	+	0	n/a	0	n/a	++	-	+	++	++	+	n/a	n/a	?	X	?	n/a	0	n/a	-	0	-	0	0	-	0
CRESS 191	14.7	250 Full		0	++	-	-?	+	0	+	0	-	++	-	+	+	++	?	+	++	?	X	0	?	0	0	+	0	-	0	0	-	0
CRESS 193	13.6	300 Full		0	++	-	-?	+	0	+	0	-	++	-	+	+	++	+	++	+	?	X	0	?	0	0	-	0	-	0	0	-	0
CRESS 204	29	1725 Full		+	++	-	-?	+	+	-?	0	+	++	-	++	++	++	-	++	++	?	X	0	?	-	0	+	0	-	0	0	-	0
CRESS 205	34.1	1725 Full		+	++	-	-?	+	+	+	0	+	++	-	++	+	++	+	++	++	?	X	0	?	0	0	+	0	-	0	0	-	0
CRESS 211	13.4	700 Full		+	++	-	-?	+	+	+	0	-	++	-	++	+	+	+	++	++	?	X	0	?	0	0	-	0	-	0	0	-	0
CRESS 212	184	14500 Full		+	++	-	-?	+	+	-?	0	+	++	-?	++	++	++	?	++	++	?	X	0	?	0	0	+	0	-	0	0	-	?
CRESS 508	24.8	600 Full		0	++	-	-?	+	0	+	0	-	++	-	+	0	-	+	+	++	?	X	0	?	0	0	+	0	-	0	0	-	0
FEER 231	463	6000 Full		+	++	-	-?	+	+	+	0	+	++	-	++	?	++	+	++	++	-	X	0	?	0	0	+	0	-	0	0	-	0
FEER 232	17.3	880 Full		+	++	-	-?	+	0	+	0	-?	++	-	++	+	++	+	++	?	?	X	0	?	0	-?	-	0	-	0	0	-	0
FEER 233	57.5	950 Full		+	++	-	-?	+	0	+	0	+	++	-	++	+	++	+	++	?	?	X	0	?	-	-?	-	0	-	0	0	-	?
GGHR 283	11.2	75 Full		0	++	+	-?	+	0	-?	0	+	++	-	+	++	++	?	+	++	+	X	0	?	0	0	-	0	-	0	0	-	?
GGHR 284	10.7	274 Full		+	++	+	-?	?	+	+	0	+	++	-	+	++	++	+	+	++	?	X	0	?	0	0	-	0	-	0	0	-	0
GGHR 430	10.1	262 Full		+	++	-	-?	?	+	+	0	+	++	-	+	++	++	-	-	++	?	X	0	?	0	0	-	0	-	0	0	0	0
GOSF 249	21.4	2 Full		0	n/a	n/a	n/a	+	0	n/a	0	n/a	++	-	-	-	+	n/a	n/a	?	X	0	n/a	0	n/a	-	0	?	0	0	-	?	
GRBA 255	5.44	145 Full		+	++	+	-?	+	-	-?	0	-	++	-	+	+	-	?	+	-?	?	X	?	?	0	0	-	0	-	0	0	-	0
GRNO 260	39.6	500 Full		0	++	+	0?	+	0	+	0	+	++	-	+	++	++	+	+	?	?	X	0	?	0	0	-	0	-	0	0	-	0
Group A	120	2210 Full		+	++	+	-?	+	0	+	0	+	++	-	++	++	++	+	++	++	?	X	0	?	0	0	-	0	-	0	0	-	0
Group D	36.9	1920 Full		0	++	+	0?	+	0	-?	0	+	++	-?	++	++	++	+	++	++	?	X	0	?	-	-?	+	0	+	0	0	-	0
Group E	63.1	2118 Full		+	++	-	-?	+	+	+	0	-	++	-	++	+	+	?	++	++	?	X	0	?	0	0	+	0	-	0	0	-	?
Group F	6.29	163 Full		0	++	+	-?	+	0	+	0	+	++	-?	+	+	++	+	++	?	?	X	0	?	0	0	+	0	-	0	0	-	0
Group G	3.32	154 Full		0	++	-	-?	+	0	+	0	+	++	-	+	+	++	+	++	+	?	X	0	?	0	0	-	0	-	0	0	-	0

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q2a Affordable housing	Q3a Primary healthcare	Q3c ANG	Q3e Open space	Q4a Retail provision	Q4c Shops & services	Q5a Mineral reserves	Q5c Employment areas	Q5e Broadband availability	Q6a Designated wildlife	Q7a Public transport	Q8a Service centres	Q8c Public transport	Q8e Highway access	Q9a Primary schools	Q9c Secondary schools	Q10a Historic environment	Q11a Climate change	Q12a Groundwater SPZ	Q12c Sewage capacity	Q13a Flood risk	Q14a Air quality	Q15a Landscape sensitivity	Q15c AONB extension	Q15e Greenfield / brownfield	Q15g VIS	Q15i Country parks	Q16a Agricultural land	Q16c Contaminated land
Group H	7.08	180	Full	0	++	+	-?	+	0	+	0	+	++	-	+	+	++	?	+	??	0	X	0	?	0	--?	?	0	-	0	0	--	0
Group I	73.4	635	Full	+	++	+	-?	-	0	+	0	+	++	-	+	+	++	?	++	++	?	X	0	?	0	0	?	0	-	0	0	--	0
GRSA 269	909	7500	Full	+	++	-	-?	?	0	+	0	-?	++	--?	++	--	++	?	++	++	?	X	0	?	0	0	-	0	?	0	0	--	?
GRSA 270	127	1500	Full	+	++	-	-?	?	+	+	0	-?	++	--?	++	--	++	?	++	-?	?	X	0	?	-	0	-	0	?	0	0	--	0
GRYE 277	5.79	100	Full	0	++	+	-?	+	0	+	0	+	0	-	+	+	++	+	+	+	?	X	0	?	0	0	--	0	-	0	0	--	0
HASA 288	16.1	0	Non-housing	0	n/a	n/a	n/a	n/a	0	n/a	0	n/a	++	-	+	++	++	?	n/a	n/a	?	X	0	n/a	0	n/a	+	0	-	0	0	--	?
HASA 290	6.86	175	Full	0	++	+	-?	+	0	+	0	+	++	-	+	++	++	-	++	++	?	X	0	?	0	0	+	0	-	0	0	-	0
HASA 291	16.2	418	Full	0	++	-	-?	+	0	-?	0	+	++	-	+	++	++	?	+	++	?	X	0	?	0	0	+	0	-	0	0	-	0
HASA 293	10.5	255	Full	0	++	+	-?	++	0	+	0	+	++	--?	+	++	++	+	++	++	?	X	0	?	0	0	-	0	-	0	0	-	?
HATF 314	10.4	45	Full	+	++	+	-?	+	0	+	0	+	++	-	+	+	++	+	+	??	-	X	0	?	0	0	-	0	-	0	0	--	0
HATF 315	16	432	Full	0	++	-	-?	+	0	+	0	-	++	-	+	++	++	+	-	++	?	X	0	?	0	0	-	0	-	0	0	--	0
HATR 302	5.88	117	Full	0	++	+	-?	+	0	+	0	+	++	--?	+	++	++	?	++	++	-	X	?	?	0	0	-	0	-	0	0	-	0
KELV 333	61.1	1496	Full	+	++	+	-?	+	+	+	0	+	++	-	++	+	++	?	++	??	?	X	0	?	0	0	+	0	-	0	0	--	0
KELV 335	10.1	243	Full	+	++	+	-?	+	+	+	0	+	++	-	+	+	++	?	+	??	-	X	0	?	0	0	-	0	-	0	0	--	0
KELV 337	23	269	Full	+	++	+	-?	+	0	+	0	+	++	-	+	+	++	+	+	??	-	X	0	?	0	0	+	0	-	0	0	--	0
PANF 136	7.86	0	Non-housing	0	n/a	n/a	n/a	+	0	n/a	0	n/a	++	-	-	++	-	-	n/a	n/a	?	X	0	n/a	0	n/a	+	0	-	0	0	--	0
PANF 345	8.8	220	Full	0	++	-	-?	+	0	+	0	-	++	-	+	0	++	+	-	+	?	X	0	?	0	0	-	0	-	0	0	--	0
PANF 519	5.65	141	Full	0	++	-	-?	+	0	+	0	-	++	-	+	--	++	-	-	+	?	X	0	?	0	0	-	0	-	0	0	--	0
RAYN 355	8.07	45	Full	0	++	-	-?	+	0	+	0	+	++	-	+	+	++	-	+	??	0	X	0	?	0	--?	+	0	-	0	0	-	0
RIVE 363	6.85	0	Non-housing	0	n/a	n/a	n/a	+	0	n/a	0	n/a	++	0	-	++	-	-	n/a	n/a	0	X	0	n/a	0	n/a	-	0	+	0	0	--	0
RIVE 364	6.03	0	Non-housing	?	n/a	n/a	n/a	?	0	n/a	0	n/a	++	0	+	--	++	+	n/a	n/a	?	X	0	n/a	0	n/a	--	0	+	0	0	--	0
RIVE 365	15.8	0	Non-housing	0	n/a	n/a	n/a	+	0	n/a	0	n/a	++	-	+	0	++	-	n/a	n/a	?	X	0	n/a	0	n/a	+	0	-	0	0	--	0
RIVE 366a	20.3	325	Full	?	++	-	-?	?	0	-?	0	+	++	-	+	++	++	?	+	++	?	X	0	?	0	0	+	0	-	0	0	--	0
RIVE 367	12.7	318	Full	+	++	-	-?	+	+	+	0	-	++	-	+	+	++	+	++	++	?	X	0	?	-	0	--	0	-	0	0	--	0
RIVE 368	7.74	193	Full	+	++	-	-?	?	+	+	0	-	++	-	+	0	++	?	-	++	?	X	0	?	-	0	--	0	-	0	0	--	?
RIVE 369	24.9	623	Full	+	++	-	-?	+	+	+	0	-?	++	-	+	0	++	?	-	??	?	X	0	?	0	--?	--	0	-	0	0	--	0
RIVE 370	7.44	185	Full	+	++	-	-?	+	+	+	0	-?	++	-	+	0	++	?	-	??	?	X	0	?	0	--?	--	0	-	0	0	--	0
SHAL 371	10.8	268	Full	0	++	-	-?	+	0	+	0	-	++	--?	+	+	-	+	++	-	?	X	0	?	0	0	--	0	-	0	0	-	?
SILV 384	5.06	125	Full	0	++	+	-?	+	0	+	0	-	++	-	+	+	++	-	++	+	-	X	0	?	-	0	-	0	-	0	0	--	0
SILV 390	8.35	191	Full	0	++	+	-?	+	0	+	0	-	++	-	+	+	++	+	-	+	?	X	0	?	0	0	+	0	-	0	0	--	0
STIS 396	5.68	142	Full	0	++	-	-?	+	0	+	0	-	++	-	+	--	+	?	-	+	?	X	0	?	0	--?	+	0	+	0	0	--	?
STIS 397	7.06	172	Full	0	++	-	-?	+	0	+	0	-	++	--?	+	--	++	+	+	++	0	X	0	?	0	--?	+	0	-	0	0	--	0
WITN 426	6.48	130	Full	0	++	-	-?	+	0	-?	0	-	++	-	+	++	++	+	++	++	?	X	0	?	0	0	-	0	-	0	0	--	0
WITN 428	60.2	1500	Full	+	++	-	-?	+	0	-?	0	-	++	-	++	++	++	+	++	++	?	X	0	?	0	0	+	0	-	0	0	--	0

**Table 9.2 Summary of SA findings for the site allocation options within sensitive areas but <= 5 hectares and with capacity for <= 150 homes**

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q2a Affordable housing	Q3a Primary healthcare	Q3c ANG	Q3e Open space	Q4a Retail provision	Q4c Shops & services	Q5a Mineral reserves	Q5c Employment areas	Q5e Broadband availability	Q6a Designated wildlife	Q7a Public transport	Q8a Service centres	Q8c Public transport	Q8e Highway access	Q9a Primary schools	Q9c Secondary schools	Q10a Historic environment	Q11a Climate change	Q12a Groundwater SPZ	Q12c Sewage capacity	Q13a Flood risk	Q14a Air quality	Q15a Landscape sensitivity	Q15c AONB extension	Q15e Greenfield / brownfield	Q15g VIS	Q15i Country parks	Q16a Agricultural land	Q16c Contaminated land	
BCBG 151	1.05	25	Part	0	++	+	-?	+	n/a	n/a	0	+	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BELO 107	0.27	1	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BELP 108	2.53	50	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BOCN 125	1.7	30	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BOCN 128	0.97	1	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BOCN 135	1.46	40	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BOCN 502	0.66	6	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BORL 403	2.57	50	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BRSO 152	0.75	100	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BULM 155	1.17	29	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BULM 160	1.63	32	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	--?	-	0	0	n/a	n/a	
BULM 504	0.88	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
BURE 166	1.18	25	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	--?	-	0	0	n/a	n/a	
BURE 526	0.27	3	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	--?	?	0	0	n/a	n/a	
COGG 172	0.84	15	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--?	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
COGG 173	0.82	30	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
COGG 174	1.23	12	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
COGG 175	4.78	127	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
COGG 506	3.39	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
CRESS 190	0.46	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
CRESS 194	0.47	8	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
CRESS 196	0.98	2	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
EARC 216	0.96	12	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
EARC 217	1.04	38	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
EARC 218	3.17	60	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
EARC 220	0.3	5	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
EARC 221	2.27	40	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
EARC 510	0.59	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
FINC 235	1.06	20	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FOX E 236	1.13	28	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
GEST 241	1.49	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GGHR 279	1.46	37	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GGHR 280	2.23	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GGHR 282	4.76	0	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GOSF 217	0.48	12	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GOSF 244	0.68	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GOSF 247	4.34	50	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GOSF 248	0.96	5	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GOSF 251	1	25	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
GRBA 254	0.4	17	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Group C	4.8	76	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q2a Affordable housing	Q3a Primary healthcare	Q3c ANG	Q3e Open space	Q4a Retail provision	Q4c Shops & services	Q5a Mineral reserves	Q5c Employment areas	Q5e Broadband availability	Q6a Designated wildlife	Q7a Public transport	Q8a Service centres	Q8c Public transport	Q8e Highway access	Q9a Primary schools	Q9c Secondary schools	Q10a Historic environment	Q11a Climate change	Q12a Groundwater SPZ	Q12c Sewage capacity	Q13a Flood risk	Q14a Air quality	Q15a Landscape sensitivity	Q15c AONB extension	Q15e Greenfield / brownfield	Q15g VIS	Q15i Country parks	Q16a Agricultural land	Q16c Contaminated land		
GRSA 268	1.52	37	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
GRYE 271	0.7	1	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
GRYE 274	2.06	29	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HASA 287	1.64	50	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HASA 513	3.22	104	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HATR 296	2.46	60	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HATR 298	0.45	12	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HATR 299	0.81	30	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HATR 300	1.18	45	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HATR 301	4.23	90	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HATR 305	0.73	16	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
HELI 329	2.13	50	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
KELV 331	0.5	41	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
PEBM 350	0.32	3	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
RIDG 357	2.31	46	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
RIDG 358	1.35	25	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
RIVE 361	3.5	20	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
SIBH 376	0.27	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SIBH 378	2.82	18	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SIBH 380	1.11	6	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SIBH 381	1.64	26	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SIBH 382	0.33	5	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SILV 388	3.55	80	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SILV 524	2.39	64	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
STEB 394	0.62	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
STEB 395	1.22	25	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
STIS 398	0.64	20	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
STIS 399	0.72	20	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	?	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
STIS 400	0.35	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
STIS 401	0.86	6	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WETH 415	1.13	4	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WETH 417	0.39	6	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WHIC 419	0.49	10	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WITC 421	3.06	70	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WITC 424	0.79	40	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WITN 425	0.41	40	Part	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

- 9.13 No significant effects were identified in relation to this SA objective.
- 9.14 A large number of negligible (0) effects was identified for the larger site options (>5 ha or >150 dwelling capacity), where there was no evidence that development would either enhance or lead to loss of community facilities. Minor positive (+) were identified for most of the remaining larger site options the larger site options (>5 ha or > 150 dwelling capacity), indicating that they were suitable for new facilities where none exist currently or would be likely to enhance existing facilities.
- 9.15 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

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

- 9.16 Mainly significant positive (++) effects were identified in relation to this objective for the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that they would deliver at least 15 new dwellings and therefore contribute significantly to the delivery of affordable housing. Minor positive (+) effects were identified for one larger site option and no effect (0) for the remainder.
- 9.17 Only one of the smaller site options within sensitive areas, BCBG 151, was assessed in relation to this SA objective and a significant positive (++) effect was also identified.

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

- 9.18 Mainly minor negative (-) effects were identified in relation to this objective for the larger site options (>5 ha or >150 dwelling capacity) as they were generally more than 800 m from the nearest NHS GP surgery or hospital. It should be noted, however, that very large sites may offer the potential to incorporate a new GP surgery as part of the development.
- 9.19 Mainly minor negative effects with uncertainty (-?) were identified because most site options fulfilled no more than one of four criteria for accessibility to natural greenspace, the uncertainty reflecting that natural greenspace data were unavailable for neighbouring districts.
- 9.20 Mainly minor positive effects (+) were identified as most site options would not lead to loss of publicly accessible open space; significant positive (++) effects for four site options that would result in provision of new publicly accessible open space.
- 9.21 Only one of the smaller site options within sensitive areas, BCBG 151, was assessed in relation to this SA objective and a mixture of minor positive (+) and minor negative (-?) effects with uncertainty were identified.

### **SA objective 4: To promote the vitality and viability of all service centres throughout the District**

- 9.22 No significant effects were identified in relation to this SA objective.
- 9.23 No effects (0) were identified in relation to this objective for retail provision by the larger site options (>5 ha or >150 dwelling capacity) as they generally would lead to no change in provision. Minor positive (+) effects were also identified for a number of site options that are expected to increase retail provision.
- 9.24 Considering proximity to existing shops and services, mainly minor positive (+) effects were identified, reflecting the fact that site options within or directly adjacent the Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead) were generally within 800 m (walking distance) of a primary shopping area or Local Centre with site options elsewhere generally within 8 km (driving distance) of a Local Centre boundary. Minor negative effects with uncertainty (-?) were identified for the remaining larger site options, reflecting longer travel distances to shops

and services, the uncertainty reflecting that shops and services data were unavailable for neighbouring districts.

- 9.25 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

#### **SA objective 5: To achieve sustainable levels of prosperity and economic growth**

- 9.26 For the first criterion assessed under this SA objective, potential sterilisation of mineral reserves, all of the larger site options (>5 ha or >150 dwelling capacity) all but one had no effect, reflecting the fact that 25% or less of the site area lay within an area preferred and reserved for mineral extraction. The exception was site BOCN 132, for which a significant negative effect was identified, reflecting the fact that 92% of the site was within a mineral safeguarding area.
- 9.27 The SA also examined the proximity of site options to main employment areas and against this criterion, a mixture of minor positive (+) and minor negative (-) effects was identified.
- 9.28 The third criterion examined was the current or planned availability of a fast broadband internet connection at the site location and for this, significant positive (++) effects were identified for most sites reflecting the fact that a fast (optic fibre) connection was already available or planned by 2019.
- 9.29 Only one of the smaller site options within sensitive areas, BCBG 151, was assessed in relation to this SA objective. The effects identified for this site were no effect (0) on mineral reserves, a minor positive (+) effect for proximity to existing employments areas, and a significant positive (++) effect for broadband availability.

#### **SA objective 6: To conserve and enhance the biological and geological diversity of the environment**

- 9.30 Mainly minor negative (-) effects were identified in relation to this objective for the larger site options (>5 ha or >150 dwelling capacity), mainly reflecting the fact that they were greenfield sites where development could lead to the loss or fragmentation of undesignated wildlife habitats. Significant negative effects with uncertainty (--?) were identified for a smaller number of sites, generally because a small (less than 25%) of the site was located within a designated biodiversity site or Ancient Woodland.
- 9.31 A number of the smaller site options were identified as being within a sensitive area in relation to biodiversity. Significant negative (-- or --?) or minor negative effects were identified for most of these sites.

#### **SA objective 7: To promote more sustainable transport choices and uptake**

- 9.32 Effects on this SA objective were assessed by considering the proximity of the site to existing public transport facilities and whether the site was large enough to be likely to support provision of a new bus stop. Mainly minor positive (+) effects were identified for the larger site options (>5 ha or > 150 dwelling capacity), generally reflecting the fact that they were within 400 m of an existing bus stop. Significant positive effects were identified for a smaller number of sites, reflecting the fact that these were sites with capacity for at least 700 new dwellings and were therefore assumed to incorporate a new bus stop.
- 9.33 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

#### **SA objective 8: Promote accessibility and ensure the necessary transport infrastructure to support new development**

- 9.34 The first criterion assessed under this SA objective was whether the site option was within or directly adjacent to a settlement with a high level of provision of services and facilities. Generally, minor positive (+) or significant positive (++) effects were identified for the larger site options (>5 ha or >150 dwelling capacity), reflecting their location at settlements classed as

Villages With Services or Main Towns respectively in the settlement hierarchy. Smaller numbers of allocation options to Other Villages or The Countryside had a negligible (0) effect or a significant negative (--) effect respectively.

- 9.35 The assessment against this SA objective also considered the distance of the site options to public transport services and the regularity of those services. Significant positive (++) effects were identified for most of the larger site options, reflecting the fact that they were within 400 m of a bus stop with a frequent service (either existing stops or the new stops with frequent services assumed for sites with a capacity of at least 3,000 dwellings) or within 800 m of a railway station with a frequent service. Minor positive (+) or minor negative (-) sites were identified for the remaining larger sites.
- 9.36 Finally, the SA considered whether any highway access issues had been identified for the site options; this revealed a mixture of minor positive (+), minor negative (-) and uncertain (?) effects.
- 9.37 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

### **SA objective 9: To improve the education and skills of the population**

- 9.38 The SA considered the proximity of site options to primary and secondary schools, taking into account the potential for larger housing developments to provide new schools. In relation to access to primary schools, many significant positive (++) effects were identified for the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that they either had capacity to develop at least 700 dwellings and were therefore assumed to provide a new primary school, or that they were within 400 m of an existing primary school. Minor positive (+) or minor negative (-) effects were identified for a number of site options that were further away from existing primary schools. A similarly mixed picture existed in terms of access to secondary schools, with scores ranging from significant positive (++) to minor negative (-) although fewer negative scores were identified than for primary schools.
- 9.39 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

### **SA objective 10: To conserve and enhance the historic environment, heritage assets and their settings**

- 9.40 No significant effects were identified in relation to this SA objective.
- 9.41 The SA resulted in uncertain effects being identified for the majority of the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that heritage assets existed close to (or in a few cases within) the sites but Council site visits had not concluded as to the likely effects of development at this stage of the plan making process. The Council has confirmed that intends to subject these sites to additional review from historic buildings experts at Essex County Council; the SA for the preferred sites will take account of any such evidence once it becomes available. No effect was identified for most of the remaining larger site options as there were no historic assets within the vicinity or site visits had been able to rule out such effects. A small number of minor negative (-) effects were also identified. For one larger site option, a minor positive (+) effect was identified, reflecting the potential for enhancement.
- 9.42 A number of the smaller site options were identified as being within a sensitive area in relation to the historic environment. A variety of effects was identified for these, the only significant ones being significant negative (--) effects for two sites: GRBA 254 and PEBM 350. This reflected the likelihood of considerable harm to a designated heritage asset or its setting, where mitigation would be unlikely to be feasible.

### **SA objective 11: To reduce contributions to climate change**

- 9.43 Effects of the Draft Local Plan on this SA objective were judged to be more appropriately assessed on the basis of the features and designs of individual development proposals and the

development management policies that govern these. Site allocation options were not, therefore, assessed against this SA objective.

#### **SA objective 12: To improve water quality and address water scarcity and sewerage capacity**

- 9.44 No significant effects were identified in relation to this SA objective.
- 9.45 The first criterion assessed under this SA objective was whether the site option was within a groundwater Source Protection Zone (SPZ). Generally, no effects (0) were identified for the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that they did not fall within any SPZ or only an insignificant proportion (less than 25%) was within SPZ1, 2 or 3. Minor negative (-) effects were identified for a small number of the larger sites, reflecting the fact that 25% or more of the site was within SPZ1 or 2.
- 9.46 Uncertain effects were identified for all site options in relation to the second criterion, the capacity of sewerage infrastructure to accommodate allocations at different locations. This reflected the fact that the Council had not yet updated its Water Cycle Study.
- 9.47 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

#### **SA objective 13: To reduce the risk of flooding**

- 9.48 Effects on this SA objective were assessed by determining whether the site option was located within an area of high flood risk. No effect (0) was identified for most of the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that less than 5% of the site was within Flood Zone 3 or less than 25% of the site was within Flood Zone 2. Significant negative (--) effects were identified for two of the larger sites, BLAN 119 and CASH 505, reflecting the fact that at least 25% of the site was within Flood Zone 3a or 3b. Minor negative (-) effects were also identified for a number of sites.
- 9.49 A number of the smaller site options were identified as being within a sensitive area in relation to flood risk. Significant negative (--) effects were identified for the majority of these sites.

#### **SA objective 14: To improve air quality**

- 9.50 Significant negative effects with uncertainty (--?) were identified in relation to this SA objective for a small number of the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that they were within 200 m of the A12 or A120 but that mitigation might be possible, for example by site layout or screening. No effect (0) was identified for the remainder of the larger sites.
- 9.51 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

#### **SA objective 15: To maintain and enhance the quality of landscapes and townscapes**

- 9.52 Effects in relation to this SA objective were assessed via a number of criteria, with results as follows.
- 9.53 Firstly, it was determined whether the site fell within an area with high sensitivity to change, as determined by the Council's Landscape Character Assessment studies. A variety of effects was identified for the larger site options (>5 ha or >150 dwelling capacity), the only significant ones being significant negative effects for a minority of site options where at least 25% of the site fell within a landscape character area with high sensitivity to change.
- 9.54 Secondly, a check was made whether the site was within the proposed extension to Dedham Vale AONB. A significant negative effect with uncertainty (--?) was identified for one of the larger site options, BURE 165, reflecting the fact that at least 25% of the site fell within the proposed extension; no effect (0) was identified for the remainder of the larger sites.

- 9.55 Thirdly, it was determined whether the site was on greenfield or previously developed land and whether the potential existed for remediation of any degraded landscape or derelict buildings. Minor negative (-) effects were identified for most of the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that at least 25% of the site was on greenfield land.
- 9.56 Finally, it was determined whether the site options were located in any locally designated Visually Important Spaces or within a Country Park. No effect (0) was identified for any of the site options, reflecting the fact that no more than 25% of any site was within such areas.
- 9.57 A small number of the smaller site options were identified as being within a sensitive area in relation to landscape. A variety of effects was identified for these, the only significant ones being significant negative effects with uncertainty (-- or --?) for three sites, reflecting the fact that they were located within areas of high landscape sensitivity and within the proposed extension to Dedham Vale AONB.

### **SA objective 16: To safeguard and enhance the quality of soil**

- 9.58 Effects in relation to this SA objective were firstly assessed by considering whether development would lead to loss of good quality agricultural land. Mainly significant negative (--) effects were identified for the larger site options (>5 ha or >150 dwelling capacity), reflecting the fact that at least 25% of the site was on grade 1 (excellent) or grade 2 (very good) agricultural land.
- 9.59 Secondly, the SA considered the potential for development of site options to remediate known areas of contaminated land. No effect (0) was identified for most site options, reflecting the fact that no known contaminated land was present. Uncertain (?) or minor negative (-) effects were identified for the remainder of larger sites.
- 9.60 None of the smaller site options within sensitive areas was assessed in relation to this SA objective.

### **SA findings for the preferred site allocations**

- 9.61 Subsequent to and informed by the assessment of site allocation options above, the Council selected a number of these options as preferred options to be allocated through the Local Plan. Sites which had already been granted planning permission at the time of the appraisal of preferred sites were not subject to SA as these are now considered to form part of the baseline and the SA could not inform decisions on the allocation of these sites.
- 9.62 Appraisals for preferred site allocations that do not include any residential development are presented in the section of the SA Report that covers the corresponding Draft Local Plan Policy. For example, the SA of strategic employment sites allocated by Policy LPP1 Location of Employment Land is presented in the "A Strong Economy" section of Chapter 6. In the first instance, the preferred site allocations were assessed using the same set of assumptions for determining the significance of effects in relation to each SA objective as was used in the assessment of the reasonable alternative sites (see Appendix 4). These scores were then adjusted using professional judgement to reflect any elements of the site-specific allocation policy that were judged to modify the 'raw' effect.
- 9.63 Appraisals for preferred site allocations that include residential development are summarised in this section of the SA Report. As for the non-housing allocations, the preferred housing and mixed use site allocations were assessed in the first instance using the same set of assumptions as was used in the assessment of the reasonable alternative sites (see Appendix 4). The resulting 'raw' scores are summarised in Table 9.3 which also states the Council's estimate of the dwelling capacity of each site which, as described in the Methodology chapter, determined the assumptions made about bus services, schools and community facilities that will be required as part of any development. A detailed appraisal form setting out the justifications for the raw scores for each preferred housing or mixed use site is included in Appendix 7. Most preferred housing sites are allocated by Policy LPP16 Housing Provision and Delivery and nothing within that policy was judged to alter the raw scores arrived at using the site assessment framework.

However, for the small proportion of housing sites allocated by a site-specific policy, for example Policy LPP19 Strategic Growth Location – Former Towerlands Park Site, raw scores arrived at using the site assessment framework were adjusted using professional judgement to reflect the detailed provisions of the site specific policy. In the few instances where such adjustments were made, this is noted in the assessment text for the relevant policy.

- 9.64 The narrative below summarises the main types of effects identified for preferred housing and mixed use sites, with particular consideration given to those effects which are likely to be significant, in line with the SEA Regulations.
- 9.65 Development at any of the preferred housing and mixed site allocations shown in Table 9.3 would give rise to a mixture of positive and negative effects in relation to the SA objectives. Significant positive effects (++ or ++?) were identified in relation to 6 SA objectives:
- SA objective 2: To provide everyone with the opportunity to live in a decent home.
  - SA objective 3: To improve the health of the Districts' residents and mitigate/reduce potential health inequalities.
  - SA objective 5: To achieve sustainable levels of prosperity and economic growth.
  - SA objective 7: To promote more sustainable transport choices and uptake.
  - SA objective 8: Promote accessibility and ensure the necessary transport infrastructure to support new development.
  - SA objective 9: To improve the education and skills of the population.
- 9.66 Significant negative effects (-- or --?) were identified in relation to 7 SA objectives:
- SA objective 5: To achieve sustainable levels of prosperity and economic growth.
  - SA objective 6: To conserve and enhance the biological and geological diversity of the environment.
  - SA objective 8: Promote accessibility and ensure the necessary transport infrastructure to support new development.
  - SA objective 13: To reduce the risk of flooding.
  - SA objective 14: To improve air quality.
  - SA objective 15: To maintain and enhance the quality of landscapes and townscapes.
  - SA objective 16: To safeguard and enhance the quality of soil.
- 9.67 Uncertain effects were identified for a large proportion of site options in relation to 7 SA objectives:
- SA10: Conserve and enhance the historic environment, heritage assets and their settings.
  - SA12: Improve water quality and address water scarcity and sewerage capacity.
- 9.68 The effects of preferred allocations are discussed further below; an assessment of the cumulative effects of all preferred allocations and preferred policies is provided in Chapter 10.

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

- 9.69 No significant effects were identified in relation to this SA objective.
- 9.70 A large number of negligible (0) effects was identified, where there was no evidence that development would either enhance or lead to loss of community facilities. Minor positive (+) were identified for most of the remaining sites, indicating that they were suitable for new facilities where none exist currently or would be likely to enhance existing facilities. Minor negative effects were identified for one preferred site.

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

- 9.71 Mainly significant positive (++) effects were identified in relation to this objective, reflecting the fact that the preferred sites would deliver at least 15 new dwellings and therefore contribute significantly to the delivery of affordable housing. Minor positive (+) effects or no effect (0) were identified for the remaining preferred sites.

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

- 9.72 Minor positive (+) effects were identified in relation to this objective for more than half of preferred sites, indicating they were within 800 m of the nearest NHS GP surgery or hospital or, in the case of some of the larger sites, contributing to new on-site provision. The remaining sites were scored minor negative (-), reflecting the absence of nearby health facilities.
- 9.73 All but one preferred site scored minor negative effects (-) because they fulfilled no more than one of four criteria for accessibility to natural greenspace.
- 9.74 Mainly minor positive effects (+) were identified as most site options would not lead to loss of publicly accessible open space; insufficient information was available to rule out loss for most of the remaining sites. A significant positive (++) effect was identified for one site that would provide new publicly accessible open space.

### **SA objective 4: To promote the vitality and viability of all service centres throughout the District**

- 9.75 No significant effects were identified in relation to this SA objective.
- 9.76 No effects (0) were identified in relation to retail provision for most sites as they generally would lead to no increase or loss. Minor positive (+) effects were also identified for a number of site options that provide for additional retail use.
- 9.77 Considering proximity to existing shops and services, mainly minor positive (+) effects were identified, reflecting the fact that site options within or directly adjacent the Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead) were generally within 800 m (walking distance) of a primary shopping area or Local Centre with site options elsewhere generally within 8 km (driving distance) of a Local Centre boundary. Minor negative effects with (-) were identified for the remaining sites, reflecting longer travel distances to shops and services.

### **SA objective 5: To achieve sustainable levels of prosperity and economic growth**

- 9.78 For the first criterion assessed under this SA objective, potential sterilisation of mineral reserves, all but one had no effect, reflecting the fact that 25% or less of the site area lay within an area preferred and reserved for mineral extraction. The exception was 'Group J', representing the strategic growth location 'Land East of Broad Road, Braintree', for which a significant negative effect was identified, reflecting the fact that 92% of the location was within a mineral safeguarding area.
- 9.79 The SA also examined the proximity of site options to main employment areas and against this criterion a minor positive (+) was identified for the majority of sites with the remainder scoring minor negative (-).
- 9.80 The third criterion examined was the current or planned availability of a fast broadband internet connection at the site location and for this, significant positive (++) effects were identified for most sites reflecting the fact that a fast (optic fibre) connection was already available or planned by 2019.

### **SA objective 6: To conserve and enhance the biological and geological diversity of the environment**

- 9.81 Mainly minor negative (-) effects were identified in relation to this objective for most sites, mainly reflecting the fact that they were greenfield sites where development could lead to the loss or fragmentation of undesignated wildlife habitats. Significant negative effects with

uncertainty (--?) were identified for two sites, COGG 506 and WITC 421, where a very small proportion of the sites are located in Local Wildlife Sites.

### **SA objective 7: To promote more sustainable transport choices and uptake**

- 9.82 Effects on this SA objective were assessed by considering the proximity of the site to existing public transport facilities and whether the site was large enough to be likely to support provision of a new bus stop. Mainly minor positive (+) effects were identified, generally reflecting the fact that they were within 400 m of an existing bus stop. Significant positive effects were identified for three sites, reflecting the fact that these were sites with capacity for at least 700 new dwellings and were therefore assumed to incorporate a new bus stop. A minor negative effect was identified for one site.

### **SA objective 8: Promote accessibility and ensure the necessary transport infrastructure to support new development**

- 9.83 The first criterion assessed under this SA objective was whether the site option was within or directly adjacent to a settlement with a high level of provision of services and facilities. Generally, minor positive (+) or significant positive (++) effects were, reflecting the location of sites at settlements classed as Villages With Services or Main Towns respectively in the settlement hierarchy. For sites located in the Countryside had a significant negative (--) effect.
- 9.84 The assessment against this SA objective also considered the distance of the site options to public transport services and the regularity of those services. Significant positive (++) effects were identified for most of the sites, reflecting the fact that they were within 400 m of a bus stop with a frequent service (either existing stops or the new stops with frequent services assumed for sites with a capacity of at least 3,000 dwellings) or within 800 m of a railway station with a frequent service. Minor negative (-) sites were identified for the remaining larger sites.
- 9.85 Finally, the SA considered whether any highway access issues had been identified for the site options; this revealed mostly minor positive (+) effects, reflecting no issues, with minor negative (-) or uncertain (?) effects for the remainder.

### **SA objective 9: To improve the education and skills of the population**

- 9.86 The SA considered the proximity of sites to primary and secondary schools, taking into account the potential for larger housing developments to provide new schools. In relation to access to primary schools, many significant positive (++) effects were identified, reflecting the fact that the sites either had capacity to develop at least 700 dwellings and were therefore assumed to provide a new primary school, or that they were within 400 m of an existing primary school. Minor positive (+) or minor negative (-) effects were identified for a number of site options that were further away from existing primary schools. A mixed picture also existed in terms of access to secondary schools, but with most sites scoring significant positive (++), indicating they lay within 2.4 km of a secondary school.

### **SA objective 10: To conserve and enhance the historic environment, heritage assets and their settings**

- 9.87 No significant effects were identified in relation to this SA objective.
- 9.88 The SA resulted in uncertain effects being identified for the majority of sites, reflecting the fact that heritage assets existed close to (or in a few cases within) the sites but Council site visits had not concluded as to the likely effects of development at this stage of the plan making process. The Council has confirmed that it intends to subject these sites to additional review from historic buildings experts at Essex County Council; the SA will take account of any such evidence once it becomes available. A minor negative (-) effect was identified for a small proportion of sites where the Council's site visit identified a potential negative effect where mitigation was deemed likely to be feasible. A minor positive (+) effects was also identified for a small number of sites, reflecting the potential for enhancement. No effect was identified for

the three sites as there were no historic assets within the vicinity or site visits had been able to rule out such effects.

#### **SA objective 11: To reduce contributions to climate change**

- 9.89 Effects of the Draft Local Plan on this SA objective were judged to be more appropriately assessed on the basis of the features and designs of individual development proposals and the development management policies that govern these. Site allocations were not, therefore, assessed against this SA objective, although effects were subsequently identified for a small number of sites in relation to site-specific policy wording.

#### **SA objective 12: To improve water quality and address water scarcity and sewerage capacity**

- 9.90 No significant effects were identified in relation to this SA objective.

The first criterion assessed under this SA objective was whether the site option was within a groundwater Source Protection Zone (SPZ). Generally, no effects (0) were identified, reflecting the fact that that the site did not fall within any SPZ or only an insignificant proportion (less than 25%) was within SPZ1, 2 or 3. Minor negative (-) effects were identified for a small number of sites, reflecting the fact that 25% or more of the site was within SPZ1 or 2. AN uncertain effect was identified for two sites with 25% or more of their area within SPZ3.

- 9.91 Uncertain effects were identified for all site options in relation to the second criterion, the capacity of sewerage infrastructure to accommodate allocations at different locations. This reflected the fact that the Council had not yet updated its Water Cycle Study.

#### **SA objective 13: To reduce the risk of flooding**

- 9.92 Effects on this SA objective were assessed by determining whether the site option was located within an area of high flood risk. No effect (0) was identified for most of the sites, reflecting the fact that less than 5% of the site was within Flood Zone 3 or less than 25% of the site was within Flood Zone 2. Significant negative (--) effects were identified for one site, 'Group O' representing the Comprehensive Redevelopment Area at Factory Lane West, 40% of which is within Flood Zone 3. However, consideration of mitigation provided by site-specific text in policy LPP 23 resulted in this score being adjusted to a minor negative effect. Minor negative (-) effects were also identified for a number of sites.

#### **SA objective 14: To improve air quality**

- 9.93 Significant negative effects with uncertainty (--?) were identified in relation to this SA objective for a small number of sites, reflecting the fact that they would result in residential development within 200 m of the A12 or A120 but that mitigation might be possible, for example by site layout or screening. No effect (0) was identified for the remainder of sites.

#### **SA objective 15: To maintain and enhance the quality of landscapes and townscapes**

- 9.94 Effects in relation to this SA objective were assessed via a number of criteria, with results as follows.
- 9.95 Firstly, it was determined whether the site fell within an area with high sensitivity to change, as determined by the Council's Landscape Character Assessment studies. A variety of effects was identified, the only significant ones being significant negative effects for a minority of site sites where at least 25% of the site fell within a landscape character area with high sensitivity to change. In a number of cases, these effects were mitigated when site-specific policy text was taken into account.
- 9.96 Secondly, a check was made whether the site was within the proposed extension to Dedham Vale AONB. A significant negative effect with uncertainty (--?) was identified for two sites, BURE 165 and BURE 166, reflecting the fact that at least 25% of the site fell within the proposed extension; no effect (0) was identified for the remainder of sites.

- 9.97 Thirdly, it was determined whether the site was on greenfield or previously developed land and whether the potential existed for remediation of any degraded landscape or derelict buildings. Minor negative (-) effects were identified for most of the sites, reflecting the fact that at least 25% of the site was on greenfield land. Minor positive (+) or uncertain (?) effects were identified for the remaining sites.
- 9.98 Finally, it was determined whether the site options were located in any locally designated Visually Important Spaces or within a Country Park. No effect (0) was identified for almost all sites, the only exceptions being WITC 421 for which a minor negative (-) effect related to its overlap with a Visually Important Space.

**SA objective 16: To safeguard and enhance the quality of soil**

- 9.99 Effects in relation to this SA objective were firstly assessed by considering whether development would lead to loss of good quality agricultural land. Significant negative (--) effects were identified for a number of sites, reflecting the fact that at least 25% of the site was on grade 1 (excellent) or grade 2 (very good) agricultural land. Similar numbers of sites scored minor negative (-) or no effect (0).
- 9.100 Secondly, the SA considered the potential for development of site options to remediate known areas of contaminated land. No effect (0) was identified for most site options, reflecting the fact that no known contaminated land was present. Uncertain (?) effects were identified for the remainder of sites, indicating potential contamination but no information on whether remediation would be a condition of development.

**Table 9.3 Summary of SA findings for preferred housing and mixed use site allocations**

N.B. Table shows 'raw' scores using assessment criteria in Appendix 4, i.e. prior to any adjustments for effects of any site-specific allocation policy; such adjustments are described in the policy assessments in Chapter 6

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q2a Affordable housing	Q3a Primary healthcare	Q3c ANG	Q3e Open space	Q4a Retail provision	Q4c Shops & services	Q5a Mineral reserves	Q5c Employment areas	Q5e Broadband availability	Q6a Designated wildlife	Q7a Public transport	Q8a Service centres	Q8c Public transport	Q8e Highway access	Q9a Primary schools	Q9c Secondary schools	Q10a Historic environment	Q12a Groundwater SPZ	Q12c Sewage capacity	Q13a Flood risk	Q14a Air quality	Q15a Landscape sensitivity	Q15c AONB extension	Q15e Greenfield / brownfield	Q15g VIS	Q15i Country parks	Q16a Agricultural land	Q16c Contaminated land
BCBG 149	1.89	75	Full	0	++	-	-	+	0	-	0	+	++	-	+	++	++	?	+	++	?	0	?	0	0	0	0	-	0	0	0	0
BCBG 150	0.35	10	Full	0	++	-	-	+	0	-	0	+	++	-	+	++	++	+	++	++	0	0	?	0	0	0	0	-	0	0	0	0
BCBG 550	4.36	95	Full	?	++	-	-	?	0	-	0	+	++	-	+	++	++	+	+	++	?	0	?	0	0	0	0	-	0	0	0	0
BLAN 115	3.98	97	Full	?	++	+	-	?	0	+	0	-	++	-	+	++	-	+	++	++	?	0	?	0	0	-	0	-	0	0	-	0
BOCN 134	2.07	100	Full	0	++	-	-	+	0	+	0	-	++	-	+	++	++	?	-	++	?	-	?	0	0	?	0	-	0	0	-	0
BOCN 137	31.39	600	Full	0	++	-	-	+	0	+	0	+	++	-	+	--	++	+	-	++	?	-	?	0	0	-	0	?	0	0	-	0
BOCS 140	11.54	136	Full	0	++	+	-	+	0	-	0	+	++	-	+	++	++	?	+	++	?	0	?	-	0	-	0	-	0	0	-	0
BOS16	0.67	10	Full	?	0	+	-	?	0	+	0	+	++	-	+	++	++	+	+	++	?	0	?	0	0	0	0	-	0	0	0	0
BRAW 153	2.77	70	Full	0	++	+	-	+	+	-	0	+	0	0	+	++	++	+	++	++	?	0	?	0	0	0	0	+	0	0	0	0
BRC34	0.22	10	Full	?	0	+	-	?	0	+	0	+	++	-	+	++	++	-	-	++	?	-	?	0	0	0	0	+	0	0	0	?
BRC6	0.59	10	Full	?	0	+	-	?	0	+	0	+	++	0	+	++	++	+	++	++	+		?	0	0	0	0	+	0	0	0	0
BRC76	0.11	20	Full	?	++	+	-	?	0	+	0	+	++	0	+	++	++	+	-	++	?	-	?	0	0	0	0	+	0	0	0	?
BRC77	0.08	10	Full	?	0	+	-	?	0	+	0	+	++	0	+	++	++	+	-	++	?	-	?	0	0	0	0	+	0	0	0	?
BRSO 152	0.75	100	Full	0	++	+	-	+	0	+	0	+	++	-	+	++	++	-	-	++	?	-	?	0	0	0	0	-	0	0	0	?
BURE 165	5.34	85	Full	0	++	+	-	++	0	-	0	-	++	-	+	+	++	?	-	-	?	-	?	-	0	--	--?	-	0	0	-	0
BURE 166	1.18	20	Full	0	++	+	-	+	0	-	0	-	++	-	+	+	++	?	-	-	?	-	?	0	0	--	--?	-	0	0	-	0
COGG 174	1.23	12	Full	0	+	+	-	+	0	+	0	+	0	-	+	+	++	+	++	++	?	0	?	0	0	+	0	-	0	0	-	0
COGG 181	1.42	10	Full	0	+	+	-	+	+	+	0	+	0	-	+	+	++	-	++	++	?	0	?	0	--?	?	0	-	0	0	--	0
COGG 506	3.21	30	Full	0	++	+	-	+	0	+	0	-	0	--?	+	--	++	+	-	++	?	0	?	-	0	-	0	?	0	0	-	?
CRESS 201	2.29	70	Full	0	++	-	-	+	0	+	0	-	0	0	+	--	-	+	+	+	?	0	?	0	0	-	0	+	0	0	--	0
EARC 221	2.27	50	Full	0	++	+	-	+	0	+	0	-	++	-	+	+	++	+	++	-	?	0	?	0	0	-	0	-	0	0	-	0
GNBN 264	9.49	215	Full	0	++	+	0	+	0	+	0	+	++	-	+	--	++	+	+	++	?	0	?	0	--?	+	0	-	0	0	-	0
Group A	114.82	2000	Full	+	++	+	-	+	0	+	0	+	++	-	++	++	++	+	++	++	?	0	?	0	0	-	0	-	0	0	--	0
Group J	67.36	1000	Full	+	++	-	-	?	0	-	--	-	++	-	++	++	++	-	++	++	?	0	?	0	0	-	0	-	0	0	--	?
Group K	23.48	600	Full	0	++	+	-	+	0	+	0	+	++	-	+	++	++	+	++	++	?	0	?	0	0	-	0	-	0	0	-	0
Group L	76.76	1000	Full	+	++	-	-	+	0	+	0	+	++	-	++	+	++	+	++	+	?	0	?	0	--?	-	0	-	0	0	--	?
Group M	18.71	450	Full	0	++	-	-	+	0	+	0	-	++	-	+	++	++	+	-	++	?	0	?	0	--?	-	0	-	0	0	--	0
Group N	0.45	10	Full	?	0	+	-	?	0	+	0	+	0	-	+	++	++	+	+	++	-	-	?	0	0	0	0	+	0	0	0	0
Group O	1.62	35	Full	0	++	+	-	+	0	+	0	+	++	0	+	++	++	+	++	++	+	-	?	--	0	0	0	+	0	0	0	?
GRYE 274	2.06	29	Full	0	++	+	-	+	0	+	0	+	0	-	+	+	-	+	++	+	-	-	?	0	0	--	0	-	0	0	--	0
HASA 286	0.92	20	Full	0	++	+	-	+	0	+	0	+	++	-	+	++	++	+	+	++	?	0	?	0	0	0	0	-	0	0	0	0
HASA 287	1.64	50	Full	0	++	+	-	+	0	+	0	+	++	0	+	++	++	+	++	++	-	-	?	0	0	0	0	+	0	0	0	?
HASA 289	0.82	24	Full	0	++	-	-	+	0	-	0	+	++	-	+	++	++	+	+	++	?	0	?	0	0	+	0	-	0	0	-	0
HASA 295	2.11	70	Full	0	++	-	-	+	0	+	0	+	++	-	+	++	++	-	+	++	?	0	?	0	0	+	0	-	0	0	-	0

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q2a Affordable housing	Q3a Primary healthcare	Q3c ANG	Q3e Open space	Q4a Retail provision	Q4c Shops & services	Q5a Mineral reserves	Q5c Employment areas	Q5e Broadband availability	Q6a Designated wildlife	Q7a Public transport	Q8a Service centres	Q8c Public transport	Q8e Highway access	Q9a Primary schools	Q9c Secondary schools	Q10a Historic environment	Q12a Groundwater SPZ	Q12c Sewage capacity	Q13a Flood risk	Q14a Air quality	Q15a Landscape sensitivity	Q15c AONB extension	Q15e Greenfield / brownfield	Q15g VIS	Q15i Country parks	Q16a Agricultural land	Q16c Contaminated land
HATF313	1.99	30	Full	0	0	+	-	+	0	+	0	+	++	-	+	+	++	?	-	+	?	0	?	0	-	-	0	-	0	0	0	0
HATR 309	1.75	1	Full	+	0	+	-	+	0	+	0	+	++	-	+	++	++	?	+	++	-	0	?	0	0	-	0	-	0	0	-	0
KELV 331	0.50	1	Full	+	0	+	-	+	0	+	0	+	++	-	+	+	++	+	+	-	0	0	?	-	0	+	0	-	0	0	-	0
KELV 335	10.12	300	Full	+	++	+	-	+	+	+	0	+	++	-	+	+	++	?	+	+	-	0	?	0	0	-	0	-	0	0	-	0
RIDG 359	0.79	10	Full	0	+	-	-	+	0	-	0	-	++	-	+	+	-	?	++	-	?	?	?	0	0	-	0	-	0	0	-	0
SIBH 377	2.36	50	Full	0	++	-	-	+	0	+	0	+	++	0	-	+	-	+	+	++	?	-	?	0	0	-	0	+	0	0	-	0
SILV 388	3.55	80	Full	0	++	+	-	+	0	+	0	-	++	0	+	+	++	+	++	-	+	0	?	0	0	-	0	+	0	0	-	0
STEB 395	1.22	25	Full	0	++	+	-	+	0	-	0	-	++	-	+	+	-	?	++	-	-	?	?	0	0	-	0	-	0	0	-	0
WCH14	0.64	15	Full	?	++	+	-	?	0	+	0	+	++	0	+	++	++	+	-	++	+	0	?	0	0	0	0	+	0	0	0	0
WETH414	0.24	9	Full	0	+	+	-	+	0	-	0	-	++	-	+	+	++	?	+	-	?	-	?	0	0	-	0	-	0	0	-	0
WITC 421	3.06	40	Full	0	++	+	-	+	0	+	0	+	++	-?	+	++	++	-	+	++	-	0	?	0	0	-	0	-	-	0	0	?
WITN 425	0.41	40	Full	0	++	+	-	+	-	+	0	+	++	0	+	++	++	?	++	++	+	0	?	0	0	0	0	+	0	0	0	0
WITN 427	0.32	10	Full	-	0	-	-	+	0	-	0	-	++	-	+	++	++	+	++	++	?	0	?	0	0	-	0	-	0	0	-	0
WITN 429	0.55	13	Full	0	0	-	-	+	0	-	0	+	++	0	+	++	++	+	++	++	?	0	?	0	0	0	0	+	0	0	0	0
WITW 431	1.72	40	Full	0	++	+	-	+	0	-	0	-	++	-	+	++	++	+	+	++	0	0	?	0	0	-	0	-	0	0	-	0

# 10 Cumulative effects of the Draft Local Plan

## Introduction

- 10.1 The assessment of the cumulative effects of the Draft Local Plan needs to be set within the context of the scale of change in terms of additional development that Braintree District will experience over the plan period 2016 to 2033. As an indicator of change, it is anticipated that the total housing stock of the District will increase over the plan period by nearly a quarter. The most up-to-date Office for National Statistics records show Braintree as having 63,770 homes in April 2015<sup>8</sup>. The Local Plan period commences in 2016. Acknowledging that some homes will have been built over the 2015-2016 period, the delivery of a minimum of 14,365 homes over the period 2016 to 2033 represents an increase of around 22% in the total housing stock over the 2015 figure. The Draft Local Plan states that, of the minimum 14,365 homes to be delivered, planning consent for 1,272 has already been agreed, albeit some of these are subject to the signing of a S106 agreement.
- 10.2 The development will not be evenly spread around the District, but will be focused in particular locations (Policy LPP 16). The strategic growth locations comprise Areas of Search for two new Garden Communities:
- A new Garden Community west of Braintree (2,500 homes in the plan period with the aim ultimately of delivering between 10,000 and 13,000 homes).
  - A new Garden Community at Marks Tey on the Braintree/Colchester border (1,150 homes, within Braintree District over the Local Plan period, with between 15,000 and 20,000 homes ultimately to be developed for the two districts combined).
- 10.3 The Garden Community Areas of Search are anticipated to deliver around 25% of the total dwelling requirement for Braintree over the Local Plan period, and therefore will make a significant contribution to overall housing need. The potential effects of developing in these Areas of Search have been separately appraised by Place Services, although it should be noted that there is potential for cumulative effects with other proposed development in the Draft Local Plan, for example along the A120 corridor and the proposed strategic growth locations at Braintree itself, and along the A12 corridor and the proposed strategic growth locations at Feering and Witham, and also with development in neighbouring districts.
- 10.4 The Braintree District-specific parts of the Draft Local Plan (Chapter 4 onwards) identify the following strategic growth locations:
- East of Great Notley (2,000 homes) (Policy LPP 17).
  - Land East of Broad Road, Braintree (Policy LPP 18)
  - The former Towerlands Park site (600 homes) (Policy LPP 19).
  - Land at Feering (1,000 homes) (Policy LPP 20).
  - Wood End Farm, Witham (450 homes) (Policy LPP 21).
  - North West Braintree (600 homes).
  - South West Witham – Lodge Farm (750 homes).
  - North East Witham – Forest Road (370 homes).
- 10.5 In addition, the Draft Local Plan provides for 1,700 homes on smaller, non-strategic site allocations at the Main Towns of Braintree, Halstead and Witham, 800 homes on smaller sites at

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<sup>8</sup> <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/housingdatafinder>. Accessed 17 June 2016.

- the Service Villages (Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon with Feering, and Sible Hedingham) and 500 homes on smaller sites at the Villages, being those villages with a development boundary.
- 10.6 The Draft Local Plan provides for 23.3 ha of industrial land and 20 ha of office land (Policy LPP 1). These includes strategic employment sites at the two new Garden Communities, and employment sites at:
- Springwood Drive industrial area in Braintree (15.0 ha).
  - Land to the west of the A131 Great Notley (18.5 ha).
  - Eastways Industrial Estate (6.8 ha).
  - Bluebridge Industrial Estate (Up to 11.0 ha).
- 10.7 The Draft Local Plan also allocates the Former Polish Campsite as an employment area (Policy LPP 5A).
- 10.8 The Draft Local Plan provides for 28,690 sq m of retail floorspace, focused on Braintree, Halstead and Witham town centres, the strategic growth locations, the new garden communities, and site allocations at land north of Freeport and land off Millennium Way (policies LPP 10, LPP 13, LPP 17-21). The plan also allows for retail development at Great Notley Neighbourhood, and Local Centres commensurate with their scale. Comprehensive Development Areas are identified at Newlands Precinct (Policy LPP 14), Land East of Halstead High Street (Policy LPP 22), and Factory Lane West/Kings Road, Halstead (Policy LPP 23).
- 10.9 The Draft Local Plan safeguards land from development to accommodate proposed new roads, including the A131 Halstead Bypass, the A131 Sudbury Western Bypass as it passes through the District, and a new link road between Inworth Road and the A12 Kelvedon North Junction and improvements to the A12 junctions (Policy LPP 40). The Draft Local Plan makes provision for tourism development (Policy LPP 6), and additional community services, such as open space, sport and recreation (Policy LPP 44), equestrian facilities (LPP 45), educational establishments (Policy LPP 54), renewable energy schemes (LPP 63), and other community services and facilities (Policy LPP 55).
- 10.10 The cumulative effects of development are likely to be focused in and around the three Main Towns, particularly Braintree and Witham, which is where most of the strategic housing and employment development is planned to be delivered. There are no strategic growth locations identified for Halstead, although Great Notley and Kelvedon do have such allocations. In addition, the non-strategic sites have the potential for significant effects within the context of the scale and character of the settlement concerned.
- 10.11 Under each of the SA objectives below, a summary is provided of the cumulative effects of the Draft Local Plan in relation to each SA objective, taking into account the effects of the non-strategic site allocations as well as the strategic growth locations and other larger scale development. The summary describes ways in which any significant negative effects of the Draft Local Plan may be mitigated by other policies within the Draft Local Plan.

## Cumulative effects assessment

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

- 10.12 No significant negative effects on SA objective 1 were identified by the SA of the Draft Local Plan, and only one incidence of minor negative effects was identified, being for Policy LPP 34: Residential Conversion of Buildings in the Countryside. A number of the policies could give rise to significant positive effects, including Policies LPP 14: Newlands Precinct, LPP 15 Rickstones Neighbourhood Centre, and all of the Strategic Growth Locations and Comprehensive Development Area policies. This is because these developments can be designed with community safety in mind and to achieve a sense of community. Significant positive effects

were also identified for Policy LPP 54: Educational Establishments and Policy LPP 68: External Lighting, given the former's contribution to community services and the importance of the latter in creating safe environments. Minor positive effects were identified for a number of other policies.

- 10.13 With respect to the non-strategic site allocations, most were assessed as having a minor positive or neutral effect on this SA objective. No negative effects were identified.
- 10.14 Given the number of significant positive and minor positive effects identified by the SA, it is considered that the Draft Local Plan is likely to have a **significant positive cumulative effect** on SA objective 1.

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

- 10.15 The Draft Local Plan allocates sufficient sites to meet the objectively assessed housing need for the District. This is through a combination of strategic growth locations and smaller non-strategic sites. LPP 24: Affordable Housing, LPP 25: Affordable Housing in Rural Areas, LPP 26: Specialist Housing, LPP 27: Gypsy and Traveller and Travelling Showperson's Accommodation, LPP 28: Housing Type and Density, LPP 32: Rural Workers Dwellings in the Countryside, LPP 33: Infill Development in Hamlets, LPP 34: Residential Development in the Countryside, were all found to be likely to give rise to significant positive effects, providing for a range of needs to meet all sectors of Braintree's population. No significant negative effects were identified.
- 10.16 As a result, a **significant positive cumulative effect** is likely for SA objective 2.

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

- 10.17 A significant positive effect was identified from provision for expansion of the Essex County Fire and Rescue Headquarters by Policy LPP 2A. All of the Strategic Growth Locations were identified as having a significant positive effect on this SA objective, because they provide for health facilities as being an integral component of development. Policy LPP 43: Health and Wellbeing Impact Assessment was considered likely to result in a significant positive effect because it requires development proposals to assess their impact upon health and well-being, upon the capacity of existing health services and facilities, and the environmental impact and the promotion of health improvement activities. A significant positive effect was found likely to result from Policy LPP44: Provision for Open Space, Sport and Recreation due to the mental and physical health benefits from exercise. Policy LPP55: Retention of Community Services and Facilities results in a significant positive effect due to the protection it gives to existing health facilities and support for enhanced provision.
- 10.18 A small number of minor mixed effects were identified for some policies in the Draft Local Plan. With respect to the non-strategic site allocations, some sites scored minor positive due to their proximity to primary healthcare facilities, but uncertain minor negative effects with respect to accessible natural greenspace. Nearly all scored minor positive effects for access to open space, with a small number scoring significant positive effects. There were a number identified that are not within easy access to primary healthcare facilities, and these scored minor negative against this SA objective. No significant negative effects were identified.
- 10.19 Overall the Draft Local Plan is likely to give rise to **significant positive cumulative effects** on SA objective 3, but with **some minor negative cumulative effects**, reflecting the number of non-strategic sites that are not well located to health facilities. Given that the non-strategic sites provide for only about 20% of the total dwelling requirement, and that some score positively, it is considered that the cumulative effects merit a minor rather than a significant cumulative negative effect score. .

### **SA objective 4: To promote the vitality and viability of all service centres throughout the District**

- 10.20 The scale of development proposed in the Draft Local Plan, and the focus for development on the existing Main Towns of Braintree (including Great Notley) and Witham, should provide

additional demand and use for the facilities provided by service centres in the District. Policies LPP 7: Retailing and Regeneration, LPP 8 Primary Shopping Areas, LPP 9: District Centre, LPP 14: Newlands Precinct, LPP 15: Rickstones Neighbourhood Centre, all the Strategic Growth Locations with the exception of LPP 21: Wood End Farm, Witham, and all the Comprehensive Redevelopment Areas, scored significant positive effects against this SA objective. A small number of minor positive effects were identified for other policies in the Draft Local Plan.

- 10.21 Many of the non-strategic sites were assessed as having minor positive effects with respect to access to retail provision or schools or services, or both, although there were a few that were assessed as having uncertain minor negative effects with respect to schools and services.
- 10.22 No significant negative effects were identified. There is a potential risk that the service centre of Halstead could be affected by competition from new development focused at Braintree (including the out of centre allocations at land north of Freeport and land off Millennium Way) and the two Garden Communities, given that it is not planned to receive any strategic growth in the Draft Local Plan. The two Comprehensive Redevelopment Areas identified for the town should help to mitigate such effects by improving the service offer of the town.
- 10.23 Given the scale of development in generating additional demand for goods and services, and the accessibility to service centres for most development proposed in the Draft Local Plan, a **significant positive cumulative effect** is considered likely for this SA objective.

#### **SA objective 5: To achieve sustainable levels of prosperity and economic growth**

- 10.24 The Draft Local Plan provides for the employment land need identified in the Employment Land Needs Assessment, including some larger sites that were approved in the 2011 Core Strategy. This is reflected in the significant positive score for Policy LPP 1: Employment Land. Significant positive effects were also identified for Policy 6: Tourism Development, LPP 7: Retailing and Regeneration, LPP 14: Newlands Precinct, LPP 15: Rickstones Neighbourhood Centre, LPP 32: Rural Workers Dwellings in the Countryside, all the Strategic Growth Locations and all the Comprehensive Redevelopment Areas.
- 10.25 Nearly all the non-strategic site allocations were assessed as having significant positive effects with respect to broadband accessibility, but accessibility to employment areas was mixed with many not being in close proximity to employment areas, scoring minor negative effects as a result. No significant negative effects were identified, with the exception of one of the Strategic Growth Locations (LPP 18: Land East of Broad Road, Braintree) that was scored as a significant negative effect because it could result in the sterilisation of mineral resources.
- 10.26 Given that the Draft Local Plan seeks to allocate sufficient land to meet employment and other economic needs, and that this land is focused around the main population centres, a **significant positive cumulative effect** is considered likely.

#### **SA objective 6: To conserve and enhance the biological and geological diversity of the environment**

- 10.27 The increase in the area of developed land in the District as a result of the Draft Local Plan will inevitably have an impact on biodiversity. However, greenfield sites do not necessarily exhibit greater biodiversity than urban areas, particularly where they are managed intensively for agriculture. Urban areas can incorporate habitats that are attractive to a range of species, including gardens and green spaces.
- 10.28 None of the Strategic Growth Locations will result in the loss of designated biodiversity and geodiversity sites, although they will require the use of greenfield land, and so a minor negative effect on biodiversity was assumed. Similarly, the majority of the non-strategic allocated sites have been assessed as likely to have minor negative effects, although two have the potential to have significant negative effects on designated biodiversity sites.
- 10.29 Although, cumulatively, it could be considered that this will result in more significant negative impacts on biodiversity, there are ten policies in the Draft Local Plan that the SA considered to result in significant positive effects on biodiversity, and a further nine policies that are considered to result in minor positive effects. This suggests that the overall impact of the Draft

Local Plan on SA objective is unlikely to be significant, depending on how well the policies that seek to safeguard and enhance biodiversity will offset the negative effects of development on biodiversity.

- 10.30 It is considered reasonable to conclude that the Draft Local Plan will result in a **negligible or possibly minor negative cumulative effect** on SA objective 6.

#### **SA objective 7: To promote more sustainable transport choices and uptake**

- 10.31 The majority of development proposed by the Draft Local Plan will be within or close to existing Main Towns, where there is the greatest opportunity to walk, cycle and use public transport. Four of the policies in the Draft Local Plan scored significant positive effects for SA objective 7, including the three Strategic Growth Locations: LPP17: Land East of Great Notley, south of Braintree, LPP18: Land East of Broad Road, Braintree, and LPP20: Land at Feering. In addition, LPP 36: Sustainable Access for All specifically promotes the facilitation of sustainable modes of transport through new developments. A large number of policies in the Draft Local Plan were assessed as having minor positive effects. Only four policies were assessed as having minor negative effects, and none identified as having a significant negative effect.
- 10.32 Nearly all the non-strategic site allocations were assessed as having a minor positive effect on SA objective 7, with only four found to have a minor negative effect.
- 10.33 Given the emphasis in the Draft Local Plan on promoting sustainable travel through new development, and the good proximity to, or ease of use of, more sustainable modes of travel, it is considered that the Draft Local Plan will have a **significant positive cumulative effect** on SA objective 7.

#### **SA objective 8: Promote accessibility and ensure the necessary transport infrastructure to support new development**

- 10.34 A large number of the policies in the Draft Local Plan, including the employment land allocations, the retail allocations, the Strategic Growth Locations, the majority of the non-strategic site allocations, and several of the policies relating to the provision of community services, were assessed as having significant positive effects on this SA objective. There were also a number of policies that were considered to have minor positive effects.
- 10.35 A small number of the non-strategic site allocations scored significant negative effects. Most were small sites, but one of these was the Strategic Growth Location LPP 19: Former Towerlands Park Site on the basis of location alone, but this is addressed through the provision in the policy for community facilities, local retail facilities, and public open space.
- 10.36 Taken as a whole, the Draft Local Plan seeks to ensure that new development is accessible with respect to community services and facilities, whether existing or proposed, as part of the development proposals, and as a result a **significant positive cumulative effect** on SA objective 8 should result.

#### **SA objective 9: To improve the education and skills of the population**

- 10.37 All of the Strategic Growth Locations policies provide for schools as part of the development proposals for the sites. Many of the non-strategic housing site allocations are well located to primary and/or secondary schools, although there are a notable number that are not in good proximity to educational establishments, but most of these are quite small sites.
- 10.38 Policy LPP 54: Educational Establishments seeks to protect existing educational establishments, and to provide support for new school and educational facilities.
- 10.39 The ability of the planning system to influence educational attainment and skills improvement is limited but it can play its part by ensuring that housing development is well catered for in terms of access to education, and in this respect the Draft Local Plan scores well. Therefore a **significant positive cumulative effect** is likely to result on SA objective 9.

### **SA objective 10: To conserve and enhance the historic environment, heritage assets and their settings**

- 10.40 Policies LPP 47: Preservation and Enhancement of Conservation Areas, and Demolition within Conservation Areas, LPP 48: Shop Fronts, Fascias, and Signs in Conservation Areas, LPP 49: Illuminated Signs in Conservation Areas, LPP 50: Alterations, Extensions and Changes of Use to Heritage Assets and their Settings, LPP 51: Demolition of Listed Buildings or Structures, LPP 52: Enabling Development, and LPP 53: Archaeological Evaluation, Excavation and Recording, all were assessed as having significant positive effects on this SA objective. This indicates that the policy safeguards within the Draft Local Plan are in place to ensure the delivery of development will not have an adverse effect on the heritage interest of the District.
- 10.41 However, the assessment of the strategic growth locations and the non-strategic growth site allocations is not yet complete in relation to their potential effects on the historic environment, and therefore it is not possible to conclude whether the site allocations themselves will have significant effects, notwithstanding the policies listed above.
- 10.42 As a result at this stage of the SA, an **uncertain cumulative effect** on SA objective 10 is recorded.

### **SA objective 11: To reduce contributions to climate change**

- 10.43 Given the scale of growth to be delivered in the Draft Local Plan, it is inevitable that this will contribute to increased greenhouse gas emissions, through construction and use of materials, heating and lighting, and the generation of traffic. The Draft Local Plan has been assessed on the principle of whether it is likely to keep increased greenhouse gas emissions to a minimum.
- 10.44 Most of the effects on greenhouse gas emissions from policies in the Draft Local Plan are likely to result in either negligible or minor effects, sometimes positive, sometimes negative, but rarely significant. Policy LPP 36: Sustainable Travel for All, which encourages the use of more sustainable transport modes of transport, LPP 56: Natural Environment, which requires proposals to take account of the potential impacts of climate change in their design, and proposes measures to reduce greenhouse gas emissions where necessary, and Policy LPP 62 Energy Efficiency, and Policy LPP 63: Renewable Energy Schemes, and LPP 64: Renewable Energy within New Developments, which seek to reduce greenhouse gas emissions and encourage the development of renewable energy sources and their use in new developments, were assessed as having significant positive effects.
- 10.45 Even though the Draft Local Plan includes policies to encourage the use of sustainable transport, energy efficient development, and the use of renewable energy, it is unlikely that these will be sufficient to fully offset the carbon emissions generated by new development and associated traffic. Overall **the cumulative effect is not expected to be significant** on SA objective 11.

### **SA objective 12: To improve water quality and address water scarcity and sewerage capacity**

- 10.46 None of the site allocations, whether Strategic Growth Locations or non-strategic sites, were identified as likely to have significant negative effects on water resources or water quality, although a number of sites are in close proximity to source protection zones, resulting in minor negative effects. However, the scale of development proposed is likely to place additional demands on supplies of water resources and waste water works to treat waste water. Studies are on-going with respect to these issues.
- 10.47 The Draft Local Plan includes a number of policy safeguards regarding the water environment, most notably LPP 61: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards, LPP 62: Energy Efficiency, which also encourages reduced water consumption and increased water recycling, LPP 65: Surface Water Management Plan, and LPP 67 Run-off Rates.
- 10.48 Notwithstanding these policies, because the implications of the proposed growth with respect to water resources and waste water treatment capacity are not yet determined, at this stage of the SA, an **uncertain cumulative effect** is recorded on SA objective 12.

### SA objective 13: To reduce the risk of flooding

- 10.49 The assessment of the site allocations in the Draft Local Plan identified very few effects with respect to flood risk. Only one site was considered to have a significant negative effect. There were in addition a small number of minor negative effects but most were neutral.
- 10.50 Increased urban development and hardstanding can increase flood risk, for example from run-off and over-flowing water drainage networks during times of extreme rainfall events. Several policies in the Draft Local Plan seek to address such issues and hence scored significant positive effects, being LPP 65: Surface Water Management Plan, LPP 66: Sustainable Urban Drainage Systems: LPP 67: Run-off Rates.
- 10.51 Overall the **cumulative effect is not expected to be significant** on SA objective 13.

### SA objective 14: To improve air quality

- 10.52 There are no Air Quality Management Areas (AQMAs) in Braintree District. However, it is likely that the scale of development proposed in the Draft Local Plan will generate additional traffic, which is the main source of air pollution in the District. The SA assessment assumed that residential and other sensitive developments within 200 m of the A12 or A120 would be most affected by traffic emissions.
- 10.53 Two of the strategic growth locations, LPP 20: Land at Feering, and LPP 21: Wood End Farm, Witham, were assessed as having significant negative effects, as were three of the non-strategic site allocations.
- 10.54 The Draft Local Plan contains a number of policies that were considered to have significant positive effects with respect to SA objective 14, because they would help to mitigate air pollution arising from development and associated traffic. These were LPP 36: Sustainable Access for All, LPP 61: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards, and LPP 64: Renewable Energy within Developments.
- 10.55 A small number of policies was considered to have either minor positive effects or minor negative effects, with some assessed as having mixed minor effects.
- 10.56 Given that emissions to air are likely to increase as a result of development proposed in the Draft Local Plan, but that only a small number of development locations are likely to be affected, and that there are policies in the Draft Local Plan which will help to mitigate air pollution, a **minor negative cumulative effect** is considered likely on SA objective 14.

### SA objective 15: To maintain and enhance the quality of landscapes and townscapes

- 10.57 The scale of development proposed within the Draft Local Plan in comparison with the extent of existing development, and the inevitable use of greenfield undeveloped sites, will undoubtedly have an effect on the landscape and townscape of the District. It will become more developed, and the sense of increased urbanisation will be felt particularly in and around the Main Towns of Braintree (including Great Notley), and Witham, as well as the two proposed Garden Communities. However, the loss of greenfield land will not necessarily result in a significant adverse effect on the landscape, if developments are well designed and in less sensitive landscapes.
- 10.58 With respect to SA objective 15, a range of criteria was used in the SA in order to come to judgements on site allocations. These comprised the sensitivity of the landscape to accommodate development (as defined by the Landscape Character Assessment), whether the site would be within the proposed Dedham Vale AONB extension, whether the site is greenfield or brownfield, whether it would affect visually important spaces, and whether it would affect country parks.
- 10.59 Using these criteria, none of the Strategic Growth Locations, and only eight of the non-strategic site allocations were assessed as having a significant negative effect. Of these, two sites comprising around 100 homes in total are within the proposed Dedham Vale AONB extension. A number of sites, including two employment allocations, four of the Strategic Growth Locations, and several non-strategic site allocations were considered to have minor negative effects in

terms of landscape sensitivity of the location, or because they would involve the use of greenfield land, or both.

- 10.60 The Draft Local Plan includes a large number of policies that seek to ensure that development within the countryside does not have an adverse effect on the landscape. Similarly, there are a large number of policies that set down criteria for the design of development to ensure landscape and townscape character is respected. These are anticipated to result in a range of significant and minor positive effects.
- 10.61 The loss of greenfield land to development needs to be acknowledged in the SA, but in most instances the most sensitive landscapes have been avoided. The Draft Local Plan includes strong safeguards to ensure that development does not significantly affect the open countryside and more rural areas, and that development is well designed. If well designed, some development may be considered in the fullness of time to have a positive effect on the landscape of Braintree, given that the towns and villages of the District which have developed and evolved over time are an integral component of the District's landscape and character.
- 10.62 For these reasons, it is difficult to come to an overall judgement of the cumulative effects of the proposals and policies in the Draft Local Plan, and how significant these will be. It is reasonable to conclude that the Draft Local Plan will result in **mixed cumulative effects** on SA objective 15, and that using the objective criteria for assessing sites these are unlikely to be significant, although perceptions of significance (both negative and positive) are likely to vary depending upon individual views.

#### **SA objective 16: To safeguard and enhance the quality of soil**

- 10.63 Given that the majority of development proposed in the Draft Local Plan is to be delivered on greenfield land, this will be lost to agriculture. The test of significance for the SA is whether the greenfield land allocated for development is defined as best and most versatile agricultural land, particularly grades 1 and 2.
- 10.64 Four of the Strategic Growth Locations, two of the employment allocations, the allocation for expansion of Essex County emergency services headquarters, and 17 of the non-strategic site allocations will result in the loss of grade 1 or 2 agricultural land and were therefore considered to have a significant negative effect on this SA objective. A further 17 non-strategic site allocations were considered to have a minor negative effect.
- 10.65 Policy LPP 56: Natural Environment was assessed as having a significant positive effect because it seeks to prioritise poorer quality agricultural land for development. But the fact remains that, notwithstanding Policy LPP 56, a considerable amount of best and most versatile agricultural land will be developed, and therefore an irreversible **significant negative cumulative effect** will result.

# 11 Monitoring

## Monitoring

- 11.1 The SEA Regulations require that *'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'* and that the environmental report should provide information on *'a description of the measures envisaged concerning monitoring'*.
- 11.2 Although National Planning Practice Guidance states that monitoring should be focused on the significant environmental effects of implementing the Local Plan, the reasons for this is to enable local planning authorities to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions. Since effects which the SA expects to be minor may become significant and vice versa, monitoring measures have been proposed in this SA Report in relation to all of the SA objectives in the SA framework. As the Local Plan is implemented and the likely significant effects become more certain, the Council may wish to narrow down the monitoring framework to focus on those effects of the Local Plan likely to be significantly adverse.
- 11.3 Table 11.1 sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan. The data used for monitoring in many cases will be provided by outside bodies, for example the Environment Agency. It is therefore recommended that the Council remains in dialogue with statutory environmental consultees and other stakeholders and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

**Table 11.1 Proposed Monitoring Framework for Braintree District Local Plan**

SA objectives	Proposed monitoring indicators
1) Create safe environments which improve quality of life and community cohesion	<p>Recorded key offences</p> <p>KSI casualties for adults and children</p> <p>Public perceptions on leisure / community facilities.</p> <p>Street level crime statistics.</p>
2) Provide everyone with the opportunity to live in a decent home	<p>House Prices.</p> <p>Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain.</p> <p>Number of affordable dwelling completions.</p> <p>Annual dwelling completions.</p> <p>Population projections and forecasts.</p>
3) Improve the health of the Districts' residents and mitigate/reduce potential health inequalities	<p>Life Expectancy.</p> <p>Indices of Multiple Deprivation – Health and Disability sub-domain scores.</p> <p>Residents' opinion on availability of open space/leisure facilities.</p> <p>Natural England Accessible Natural Greenspace Standards (ANGSt).</p> <p>Location and extent of recreational facilities to development site.</p> <p>Location and extent of accessible greenspace to development site.</p> <p>Proximity of site to healthcare facilities</p> <p>Percentage of population obese.</p> <p>Number of GPs and dentists accepting new patients.</p> <p>Number or % of open spaces receiving Green Flag Award.</p>
4) Promote the vitality and viability of all service centres throughout the District	<p>Amount of retail, leisure and office floorspace in town centres.</p> <p>Implemented and outstanding planning permissions for retail, office and commercial use.</p> <p>Number and type of services from Rural Services Study.</p> <p>Number of post offices closed down.</p> <p>Number of village shops closed down.</p> <p>Pedestrian footfall count.</p>
5) Achieve sustainable levels of prosperity and economic growth	<p>Employment land availability.</p> <p>Typical amount of job creation (jobs per ha) within different use classes.</p> <p>Percentage change and comparison in the total number of VAT registered businesses in the area.</p> <p>Businesses by industry type.</p> <p>Amount of vacant industrial floorspace.</p> <p>Amount of high quality agricultural land.</p> <p>Travel to work flows.</p> <p>Employment status by residents and job type.</p> <p>Job densities.</p> <p>Economic activity of residents.</p> <p>Average gross weekly pay.</p> <p>Proportion of business in rural locations.</p> <p>Implemented and outstanding planning permissions for retail, office and commercial use.</p>

SA objectives	Proposed monitoring indicators
	Number of minerals sites safeguarded for extraction.
6) Conserve and enhance the biological and geological diversity of the environment	<p>Spatial extent of designated sites within the District.</p> <p>Achievement of Biodiversity Action Plan targets.</p> <p>Ecological potential assessments.</p> <p>Distance from site to nearest:</p> <ul style="list-style-type: none"> <li>• SSSIs.</li> <li>• NNR.</li> <li>• LWS.</li> <li>• Ancient Woodland.</li> <li>• Protected lanes.</li> <li>• Other sensitive designated or non-designated receptors.</li> <li>• Other special landscape features.</li> </ul> <p>Condition of the nearest sensitive receptors (where viable).</p> <p>Site visit surveys on typical abundance and frequency of habitats (DAFOR scale).</p> <p>Number of % of permitted developments providing biodiversity value e.g. green/brown roof, living wall, native planting.</p>
7) Promote more sustainable transport choices and uptake	<p>Access to services and business' by public transport.</p> <p>Indices of Multiple Deprivation.</p> <p>Travel to work methods and flows.</p> <p>Car ownership.</p> <p>Network performance on roads.</p> <p>Public transport punctuality and efficiency.</p> <p>Length of Public Rights of Way created/enhanced; number of Rights of Way Improvement Plans implemented.</p>
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	<p>Residents' opinions on availability of open space/leisure facilities.</p> <p>Access to services by public transport.</p> <p>Indices of Multiple Deprivation – sub-domain scores.</p> <p>Recorded traffic flows.</p> <p>KSI casualties for adults and children.</p> <p>Car ownership.</p> <p>Location of site with regards to areas of high deprivation.</p> <p>Transport Assessments.</p>
9) Improve the education and skills of the population	<p>Additional capacity of local schools.</p> <p>GCSE or equivalent performance.</p> <p>Level 2 qualifications by working age residents.</p> <p>Level 4 qualifications and above by working age residents.</p> <p>Employment status of residents.</p> <p>Average gross weekly earnings.</p> <p>Standard Occupational Classification.</p>
10) Conserve and enhance the historic environment, heritage assets and	Number and % of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Places of Worship, conservation areas, locally listed heritage assets

SA objectives	Proposed monitoring indicators
their settings	<p>at Risk.</p> <p>% of Conservation Areas with an up-to-date character appraisal.</p> <p>% of Conservation Areas with published management proposals.</p> <p>Number of historic buildings repaired and brought back into use.</p> <p>% of local authority area covered by historic characterisation studies.</p> <p>Area of highly sensitive historic landscape characterisation type(s) which have been altered and their character eroded.</p> <p>Number of major development projects that enhance the significance of heritage assets or historic landscape character.</p> <p>Number of major development projects that detract from the significance of heritage assets or historic landscape character.</p> <p>Improvements in the management of historic and archaeological sites and features.</p> <p>% change in visits to historic sites.</p> <p>% of planning applications where archaeological investigations were required prior to approval.</p> <p>% of planning applications where archaeological mitigation strategies (were developed and implemented).</p> <p>Number and extent of street / public realm audits.</p> <p>Number of actions taken in response to breach of listed building control.</p>
11) Reduce contributions to climate change	<p>Carbon Dioxide emissions.</p> <p>Energy consumption GWh/households.</p> <p>Percentage of energy supplied from renewable sources.</p> <p>Code for Sustainable Homes certificates.</p>
12) Improve water quality and address water scarcity and sewerage capacity	<p>Percentage of water bodies at good ecological status or potential.</p> <p>Percentage of water bodies assessed at good or high biological status.</p> <p>Percentage of water bodies assessed at good chemical status.</p> <p>Water cycle study capacity in sewerage and resources.</p>
13) Reduce the risk of flooding	<p>Spatial extent of flood zones 2 and 3</p> <p>Residential properties flooded from main rivers</p> <p>Planning permission in identified flood zones granted permission contrary to advice from the Environment Agency</p> <p>Incidences of flooding and location</p> <p>Distance of site to floodplains</p> <p>SFRA results</p> <p>Incidences of flood warnings in site area</p> <p>Distance to 'Areas susceptible to surface water flooding' – EA Maps</p> <p>Number or % of permitted developments incorporating SuDS</p>
14) Improve air quality	<p>Number and spatial extent of potentially significant junctions for air quality in the District</p> <p>NO<sub>2</sub> emissions</p> <p>PM10 emissions</p> <p>Recorded traffic flows on A12 and A120</p>
15) Maintain and enhance the quality of landscapes and townscapes	<p>Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.</p>

SA objectives	Proposed monitoring indicators
	Number and extent of field boundaries affected. Development on previously developed land or conversion of existing buildings. Number of permitted developments within Conservation Areas.
16) Safeguard and enhance the quality of soil	Area of high quality agricultural land in District. Number or area of contaminated sites remediated.



## 12 Recommendations and next steps

### Recommendations

- 12.1 The potential effects of a number of preferred sites allocations on the historic environment due to insufficient information being available to reach a conclusion; LUC therefore recommended that the Council carry out additional, site-based assessment. This has been commissioned and its results will be taken into account in preparation of the Local Plan during the Publication (Regulation 19) stage and in the SA of the site allocations in that version of the Local Plan.
- 12.2 A number of other recommendations relating to individual policies are provided throughout this report.

### Next steps

- 12.3 The SA Regulations require that authorities with environmental responsibility and the public be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme
- 12.4 To meet this the views of the three statutory consultees (Natural England, English Heritage and the Environment Agency) and those of the public are being sought on both the Draft Local Plan and this SA Report during June-August 2016. This is also known as 'Regulation 18<sup>9</sup> consultation'.
- 12.5 Responses from the consultees will be addressed in the subsequent stages of the SA. The next formal output of the SA process will be at the Proposed Submission stage. A further SA report will accompany this 'Regulation 19<sup>10</sup> consultation' on the Proposed Submission Local Plan.

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<sup>9</sup> Of the Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>10</sup> Of the Town and Country Planning (Local Planning) (England) Regulations 2012





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# **Braintree District Draft Local Plan - Sustainability Appraisal**

## **Appendices**

Prepared by LUC  
June 2016

**Project Title:** Sustainability Appraisal for Braintree District Draft Local Plan

**Client:** Braintree District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
2.0	24/06/2016	Final for consultation	Jeremy Owen Jonathan Pearson Ciara McGuinness Shontelle Williams	Jonathan Pearson	Jeremy Owen



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# Braintree District Draft Local Plan - Sustainability Appraisal

## Appendices

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June 2016

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# **Appendix 1**

## 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
<b>INTERNATIONAL</b>				
<b>EU Directives</b>				
<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"> <li>• Creation of protected areas.</li> <li>• Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</li> <li>• Re-establishment of destroyed biotopes.</li> <li>• Creation of biotopes.</li> </ul>	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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<p>1994</p> <p>Directive 94/62/EC on packaging and packaging waste</p>	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.
<p><i>The Habitats Directive 1992</i></p> <p>Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora</p>	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.
<p><i>The Nitrates Directive 1991</i></p> <p>Directive 91/676/EEC on nitrates from agricultural sources.</p>	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.
<p><i>The Urban Waste Water Directive 1991</i></p> <p>Directive 91/271/EEC concerning urban waste water treatment</p>	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.
<b>European plans, policies and programmes</b>				
<p>EU Seventh Environmental Action Plan (2002-2012)</p>	<p>The EU's objectives in implementing the programme are:</p> <p>(a) to protect, conserve and enhance the Union's natural capital;</p> <p>(b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;</p> <p>(c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing;</p> <p>(d) to maximise the benefits of the Union's environment legislation;</p>	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.

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	<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.
<b>Other international plans, policies and programmes</b>				
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.

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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.
<b>NATIONAL</b>				
<b>White Papers</b>				
<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>

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	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"> <li>• Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it;</li> <li>• 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;</li> <li>• Keep short and longer term affordability for customers at the centre of decision making in the water sector;</li> <li>• Protect the interests of taxpayers in the policy decisions that we take;</li> <li>• Ensure a stable framework for the water sector which remains attractive to investors;</li> <li>• 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;</li> <li>• 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</li> <li>• 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.</li> </ul>	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.
<b>Policies and Strategies</b>				
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"> <li>• Air quality</li> <li>• Climate change</li> <li>• Conserving and enhancing the historic environment</li> <li>• Flood risk</li> <li>• Health and well being</li> <li>• Housing and economic development</li> <li>• Natural environment</li> <li>• Minerals</li> <li>• Rural housing</li> <li>• Open space</li> <li>• Transport</li> <li>• Waste</li> </ul>	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"> <li>Water supply, wastewater and water quality</li> </ul>			
<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"> <li>improving availability of information;</li> <li>simplifying ticketing;</li> <li>making connections between different steps in the journey, and different modes of transport, easier; and</li> <li>providing better interchange facilities.</li> </ul>	<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"> <li>That local planning authorities should make their own assessment of need for the purposes of planning.</li> <li>To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.</li> <li>To encourage local planning authorities to plan for sites over a reasonable timescale.</li> <li>That plan-making and decision-taking should protect Green Belt from inappropriate development.</li> <li>To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.</li> <li>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.</li> <li>To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.</li> <li>To reduce tensions between settled and traveller communities in plan-making and planning decisions.</li> </ul>	<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"> <li>• To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure.</li> <li>• For local planning authorities to have due regard to the protection of local amenity and local environment.</li> </ul>			
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"> <li>• Agriculture;</li> <li>• Forestry;</li> <li>• Planning and Development;</li> <li>• Water Management;</li> <li>• Marine Management;</li> <li>• Fisheries;</li> <li>• Air Pollution; and</li> <li>• Invasive Non-Native Species.</li> </ul>	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"> <li>• help deliver sustainable development through driving waste management up the waste hierarchy</li> <li>• Ensure waste management is considered alongside other spatial planning concerns</li> <li>• provide a framework in which communities take more responsibility for their own waste</li> <li>• help secure the recovery or disposal of waste without endangering human health and without harming the environment,</li> <li>• ensure the design and layout of new development supports sustainable waste management</li> </ul>	<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.

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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 whether housing need is being met.
DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy	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: <ul style="list-style-type: none"> <li>sustainable consumption and production;</li> <li>climate change and energy;</li> <li>natural resource protection and environmental enhancement; and</li> <li>sustainable communities.</li> </ul>	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)	Make the UK more energy secure. Help protect consumers from fossil fuel price fluctuations. Help drive investment in new jobs and businesses in the renewable energy sector. Keep the UK on track to meet carbon reduction objectives	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)	Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity: <ul style="list-style-type: none"> <li>Generating energy (electricity or heat)</li> <li>Reducing energy use (saving energy through</li> </ul>	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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	<p>energy efficiency and behaviour change)</p> <ul style="list-style-type: none"> <li>Managing energy (balancing supply and demand)</li> </ul> <p>Purchasing energy (collective purchasing or switching to save money on energy)</p>			
<p>The National Adaptation Programme – Making the Country Resilient to a Changing Climate (DEFRA, 2013)</p>	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> <li>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’.</li> <li>Infrastructure – ‘an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate’.</li> <li>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’.</li> <li>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’.</li> <li>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’.</li> </ul>	<p>No targets or indicators.</p>	<p>Policies should take account of the aims of the Programme.</p>	<p>Include sustainability objectives / appraisal questions which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.</p>

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	<ul style="list-style-type: none"> <li>Business – ‘UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change’.</li> <li>Local Government – ‘Local government plays 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’.</li> </ul>			
<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"> <li>‘manage the risk to people and their property;</li> <li>Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national;</li> <li>Achieve environmental, social and economic benefits, consistent with the principles of sustainable development’.</li> </ul>	<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"> <li>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;</li> <li>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</li> </ul>	<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>longer, repair broken items, and enable reuse of items by others;</p> <ul style="list-style-type: none"> <li>• help businesses recognise and act upon potential savings through better resource efficiency and preventing waste, to realise opportunities for growth; and</li> <li>• support action by central and local government, businesses and civil society to capitalise on these opportunities.</li> </ul>			
<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"> <li>• 'improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps;</li> <li>• Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water;</li> <li>• Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges;</li> <li>• Cut greenhouse gas emissions; and</li> <li>• Embed continuous adaptation to climate change and other pressures across the water industry and water users'.</li> </ul>	<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"> <li>• To manage water resource and protect the water environment from climate change.</li> <li>• Restore, protect, improve and value species</li> </ul>	<p>No targets or indicators.</p>	<p>Policies should reflect the aims of the strategy where relevant.</p>	<p>Include sustainability objectives / appraisal questions which seeks 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
	<p>and habitats that depend on water.</p> <ul style="list-style-type: none"> <li>To contribute to sustainable development through good water management.</li> <li>People to understand how water and the water environment contribute to their quality of life.</li> </ul>			
<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"> <li>Embryonic markets.</li> <li>Information.</li> <li>Misaligned financial incentives.</li> <li>Undervaluing energy efficiency.</li> </ul> <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21<sup>st</sup> century energy management initiatives on 19<sup>th</sup> 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"> <li>Better protection for agricultural soils.</li> <li>Protecting and enhancing stores of soil carbon.</li> <li>Building the resilience of soils to a changing climate.</li> <li>Preventing soil pollution.</li> <li>Effective soil protection during construction and development.</li> <li>Dealing with our legacy of contaminated</li> </ul>	<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 which seeks to safeguard and enhance the quality of soil.</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
	land.			
The Code for Sustainable Homes: Setting the standard in sustainability for new homes (DCLG, 2008)	<p>The Code is a standard designed to improve the sustainability of new homes. This sets out the assessment process and performance standards 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>	No targets or indicators.	Develop policies that promote the implementation of the Code (or corresponding sustainability requirements in the Building Regulations) for all residential development.	Include sustainability objectives / appraisal questions which promote 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.

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
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 Practice Guide (PPG).	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.
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.
<b>Legislation</b>				
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

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.

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.

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 it<sup>11</sup>. 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% favourable<sup>12</sup>.

There are seven National Nature Reserves (NNRs) located in Essex; none of these is 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.

There are 251 Local Wildlife Sites (LWSs) scattered throughout Braintree District, with many concentrated in the centre of the District.

There are no SSSIs designated for their geological diversity or Local Geological Sites in the District<sup>13</sup>.

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.

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<sup>11</sup> The Landscape Partnership (2015) Braintree District Settlement Fringes Evaluation of Landscape Analysis Study of Braintree and environs

<sup>12</sup> Natural England (2015) River Ter Summary Report, <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000058&SiteName=&countyCode=15&responsiblePerson=> Accessed 2015

<sup>13</sup> Formerly known as Regionally Important Geological Sites

## Landscape

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 2015-2020 and includes the proposed extension into Braintree District. A public consultation was held on the draft Plan in August 2015<sup>14</sup>. The progression of the plan will be monitored in order to understand the sensitivities of that area's landscape to development in Braintree District.

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 Analysis<sup>11</sup> 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.

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

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).

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 which 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

### Forthcoming evidence

The Council has commissioned an Open Space, Sport and Recreation Strategy which is in progress.

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<sup>14</sup> Dedham Vale Area of Outstanding National Beauty and Stour Valley Project (2015) Dedham Vale AONB and Stour Valley Project Management Plan 2015-2020 <http://www.dedhamvalestourvalley.org/about-us/the-aonb-management-plan/>

## Air Quality

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 (NO<sub>2</sub>) and particulate emissions from vehicles travelling on the A12 and A120.

Local Authorities have an obligation to regularly review and assess air quality in their areas and determine whether or not the air quality objectives are likely to be achieved. A 2015 assessment<sup>15</sup> 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) Guidance<sup>15</sup>. The locations of these sites, the reasons for their assessment, results and whether a detailed assessment is needed are shown in the table below.

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

Category	Location	Reason for further assessment <sup>16</sup>	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 NO<sub>2</sub> concentration will be 34.5 ppm<sup>3</sup>. This is below the air quality objective.</p> <p>Not above 60 ppm<sup>3</sup>, 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 NO<sub>2</sub> concentration will be 35.2 ppm<sup>3</sup>. This is below the air quality objective.</p> <p>Not above 60 ppm<sup>-3</sup>, it is unlikely that the 1-hour mean objective will be exceeded.</p> <p>Predicted annual mean concentrations of PM<sub>10</sub> are predicted to be well below the objective value of 40ppm<sup>-3</sup>, at 23.1ppm<sup>-3</sup>, with the 2 days predicted to be exceeding the 24-hour objective being less than the permitted 35 exceedances annually.</p> <p>Air quality objectives are not likely to be breached at this location, therefore no further assessment is required.</p>	No
Road with significantly changed traffic flows	Oak Road, Halstead	<p>More than 10,000 vehicles per day and have experienced more than a 25% increase in traffic flow.</p> <p>292 residential dwellings and associated public open space is proposed.</p>	<p>The nearest diffusion tube in Halstead, 1.3km to the north-east of site recorded an annual mean NO<sub>2</sub> concentration of 27.7 ppm<sup>-3</sup> in 2014, which is below the air quality objective.</p>	No

<sup>15</sup> 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](http://www.essexair.org.uk/Reports/Braintree_USA_2015.pdf)

<sup>16</sup> Required in line with section A.2 of Box 5.3 IN THE Laqm.TG (09) Guidance

Category	Location	Reason for further assessment <sup>16</sup>	Results of assessment	Detailed Assessment required?
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 <sub>2</sub> , PM <sub>10</sub> and PM <sub>2.5</sub> are all likely to be negligible / insignificant.  All predicted and exceedances of NO <sub>2</sub> and PM <sub>10</sub> concentrations are below the air quality objective and annual mean air quality objectives of 40pgm <sup>-3</sup> 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 <sub>2</sub> annual mean concentrations greater than 36pgm <sup>-3</sup> or more than 30, 24-hour exceedances of the PM <sub>10</sub> 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, Hallstead	New instillation for which an AQ 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

Of the 12 passive diffusion NO<sub>2</sub> monitoring tubes located in the District, three exceeded the annual mean NO<sub>2</sub> objective concentration of 40 g/m<sup>3</sup> 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 52.1pgm<sup>3</sup> 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 assessment<sup>15</sup>.

## Climate change and energy

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%.

Braintree District has a Climate Change Strategy and Action Plan (2009). 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 CO<sub>2</sub> emissions across the District.
- **Community Leadership** through sharing best practice with businesses and residents and leading by example.
- **Sustainable Services** to ensure that the Council’s assets and operations are able to cope with the impacts of climate change.
- **Using its Regulatory Powers** and influence to ensure future development in the District is sustainable and prepared for climate change

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.<sup>17</sup> 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.<sup>18</sup>

At 6.1 tonnes in 2013, residents in Braintree District were the 6<sup>th</sup> largest producer per capita emissions in the County. Overall, the District was the 4<sup>th</sup> largest contributor to CO<sub>2</sub> emissions in Essex. The transport sector (almost entirely road transport) produced most of the total CO<sub>2</sub> emissions from the District in 2013 (341.0 kt CO<sub>2</sub>) whilst the industrial and commercial sector produced the smallest amount at (270.7 kt CO<sub>2</sub>)<sup>19</sup>.

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.<sup>20</sup>

## Water quality and water resources

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.

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:<sup>21</sup>

CAMS catchment intersecting Braintree District	Water resource availability (Q95 flows)
Stour	'water not available' in almost all of catchment

<sup>17</sup> 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](#)

<sup>18</sup> Renewable energy by local authority <https://www.gov.uk/government/statistics/regional-renewable-statistics>

<sup>19</sup> 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>

<sup>20</sup> 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>

<sup>21</sup> Environment Agency (2013) Essex Abstraction Licensing Strategy

CAMS catchment intersecting Braintree District	Water resource availability (Q95 flows)
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

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.

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 Plan<sup>22</sup>, 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 12.1:

**Table 12.1 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

This shows that sections of the Rivers Chelmer, Brain and Blackwater have poor water quality.

### Forthcoming evidence

The Council has commissioned an addendum to the 2011 Water Cycle Study to take account of increased levels of housing relative to the Core Strategy; this is in progress.

## Flooding

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.

The Mid Essex Strategic Flood Risk Assessment (SFRA), which includes Braintree District, was published in October 2007, with an Appendix relating to Braintree District in July 2008. Flood risk issues and flood management strategies identified in this document are outlined below and the SFRA provides a detailed analysis of flood risk associated with individual sites identified as potential locations for development at that time.

<sup>22</sup> Environment Agency (2009) River Basin Management Plan: Anglian River Basin District

Between April 2011 and March 2012 the Environment Agency objected to four planning applications on flood risk grounds, of which one was granted. Two applications were refused on the grounds of flood risk on site and one application was withdrawn.

### **Fluvial flood risk**

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.

Northern areas of Braintree town are within Flood Zones 2 and 3. These and other areas identified by the Mid Essex SFRA are subject to a higher risk from fluvial flooding.

### **Surface water flood risk**

Surface water flooding can occur from sewers, drains, or groundwater and from runoff from land, small water courses and ditches as a result of heavy rainfall.

The Mid Essex SFRA found no indication that groundwater flooding forms a significant risk within the District. Approximately 70% 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.

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). Essex County Council is currently working on a SWMP and its findings will be reflected in the SA once it becomes available.

### **Sustainable Drainage Systems (SuDS)**

The 2007 SFRA recommended that runoff rates should be restricted for both greenfield and brownfield developments in Bocking, Braintree, Witham and Coggeshall in particular. This is also likely to be appropriate within other settlements to ease surface water flooding and drainage capacity exceedance.

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.

### **Forthcoming evidence**

The Council has commissioned an updated SFRA to assess locations for growth; this is in progress. In addition, Essex County Council is currently working on a SWMP, also in progress.

## **Cultural heritage and townscape**

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.<sup>23</sup> The historic features of this landscape and of the urban areas described below are potentially sensitive to development.

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

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<sup>23</sup> Essex Historic Landscape Characterisation Project, Essex County Council and English Heritage, 2013.

and small hamlets strung out along extensive network of linear and triangular greens, the latter located at road junctions. Post-1950s boundary loss varies widely<sup>24</sup>.

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-18<sup>th</sup> century irregular fields of probable of medieval origin or older, and common arable field enclosed by agreement largely before the mid-19<sup>th</sup> century. The Upper Pant/Blackwater valley, and the area to the southwest of Braintree town, are characterised by pre-18<sup>th</sup> century irregular fields. The Coggeshall area is complex, comprising a mix of pre-18<sup>th</sup> century irregular fields and pre-18<sup>th</sup> 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.<sup>25</sup>

According to English Heritage's Heritage Counts 2013/14 Datasets, Braintree District had 3,183 Listed Buildings, the majority of which were Grade II<sup>26</sup>. Listed buildings within the District are 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.

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 Pebmarsh<sup>27</sup>.

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 2013 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 2014; there were just two listed buildings on the 'at risk' register. According to the national Heritage 'At Risk' register maintained by English Heritage, in 2013/14 there were eight sites on the At Risk register<sup>28</sup>. The site names, designations and locations are presented in the table below. Braintree District Council is currently working on a Local List.

### Braintree District Heritage at Risk 2014

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
Anglo-Saxon cemetery	Scheduled Monument	150m east of Easterford Mill, Feering
Long mortuary enclosure and round barrow	Scheduled Monument	160m south west of Frame Farm, Feering
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

<sup>24</sup> Essex Historic Landscape Characterisation Project, Essex County Council and English Heritage, 2013.

<sup>25</sup> Essex Historic Landscape Characterisation Project, Essex County Council and English Heritage, 2013.

<sup>26</sup> English Heritage (2014), Local Authority Profile: Historic Environment 2013/14, <http://hc.historicengland.org.uk/local-authority-profiles/>

<sup>27</sup> Braintree District Council (2015) Conservation Area Appraisals

<sup>28</sup> Historic England (2015) [Heritage at Risk Register 2014 - East of England](#)

## Health

During 2012-2013, life expectancy for both men and women in Braintree District was similar to national averages, with men living for an average of 79.6 years (compared with the national average of 79.2) and women on average living 83.0 years (compared to the national average of 83 years).

The health of the population in Braintree District is better in some respects and worse in others than the England average<sup>29</sup>. It is significantly worse than the England average in respect of overweight or obese adults; infant mortality; hip fractures in people aged 65+; excess winter deaths; people killed or seriously injured on roads; incidence of malignant melanoma; and the suicide rate<sup>35, 35</sup>.

According to Public Health England's district profile published in 2014, obesity in Year 6 children was 17.5%. In 2012, 25% of adults were classified as obese.<sup>29</sup>

The rate of alcohol-related hospital stays among those under 18 was 25.6 per 100,000 of the population. The rate of alcohol related harm hospital stays was 465, per 100,000 of the population. This represents 663 stays per year and is better than the average for England<sup>29</sup>.

Sport England sports participation estimates for Braintree District 2012-2015<sup>30</sup> found that:

- 56.9% of adults (16+) reported undertaking 150 minutes of moderate intensity physical activity, compared to the national average of 55.6%.
- 33.1% of adults (14+) took part in sport at least once a week in 2014/15 compared to 35% in 2012/13<sup>31</sup>.
- 24.7% of adults (16+) take part in sport and active recreation three times a week compared to the national average of 26.0% (26.1% of men and 24.3% of women).
- 64.8% of people surveyed are satisfied with sporting provision in the area compared to 60.3% nationally.

32.2% of Braintree District's adults participated in sport at least weekly in 2014/2015, making it the third least active district within Essex. This participation rate compared to 41.1% in Brentwood and an average of 34.6% for the East of England<sup>32</sup>.

As of May 2015, 9.3% 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 9.8% and 12.2% respectively. However, the District did receive a high proportion of residents claiming careers benefits at 1.4% compared to the regional average of 1.3%. 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 6.6%, the highest of all statistical groups<sup>33</sup>.

Between 2012-2014, there were no reported incidences of people killed or seriously injured in road traffic accidents per 10,000 population in Braintree District<sup>34</sup>.

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<sup>29</sup> Public Health England, Braintree District Health Profile, 2014, [www.apho.org.uk/resource/view.aspx?RID=142260](http://www.apho.org.uk/resource/view.aspx?RID=142260)

<sup>30</sup> Sport England (2014) Factsheet: Partnering Local Government in Braintree, [https://public.sportengland.org/Shared%20Documents/Map%20Library/LA%20mini%20sport%20profiles%20-%20Oct%202014/Braintree\\_Mini\\_LSP\\_Oct\\_2014.PDF](https://public.sportengland.org/Shared%20Documents/Map%20Library/LA%20mini%20sport%20profiles%20-%20Oct%202014/Braintree_Mini_LSP_Oct_2014.PDF)

<sup>31</sup> Sport England (2015) Local Sport Profile: Braintree, <http://localsportprofile.sportengland.org/ProfileReport.aspx?q=22UC&t=D,H,P,F,E,N&s=D01,D02,D03,D04,D06,D07,D08,D09,D09A,D10,D10A,D11,D12,D13,H01,H02,H03,H04,H05,H06,H07,H08,H09,H10,P01,P02,P03,P04,P05,P06,P07,P19,P20,P28,P21,P22,P25,P27,F01,F03,F02,F04,F05,F10,F11,F12,F13,F08,F09,F99,E01,E02,E04,E05,E07,E08,E09,E10,E99,N00,N01,N02,N03,N04,N05,N06,N07,N08,N09,N10,N11,N12>

<sup>32</sup> Sport England: Local Profiles Comparison Data Comparison Tool, <http://localsportprofile.sportengland.org/Analysis.aspx>

<sup>33</sup> Nomis (2015) Local Authority profiles- Labour Market Profile (Braintree) <https://www.nomisweb.co.uk/reports/lmp/la/1946157211/report.pdf>

<sup>34</sup> 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-metric=1015&mod-area=E07000067&mod-group=Custom\\_6dfca3865e7b4b8cb0dd667cb350c651&mod-period=3](http://lginform.local.gov.uk/reports/lqastandard?mod-metric=1015&mod-area=E07000067&mod-group=Custom_6dfca3865e7b4b8cb0dd667cb350c651&mod-period=3)

## Population and society

The mid-2013 population estimate for the District of Braintree was 149,100<sup>35</sup>. This accounts for approximately 10% of the County's estimated population. In 2013, the largest proportion of the population in Braintree District was aged 20-44<sup>35</sup>. There was approximately the same number of under 16 year olds as those aged 65 plus (males) and 60 plus (females).

Braintree District has experienced higher population growth during 2001-2011 at 11.3% than the County, the region and England as a whole with 6.4%, 8.6% and 7.4% respectively. 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 housing<sup>36</sup>. Household growth projections are described under the Housing topic below.

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 Colchester<sup>35</sup>. 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.<sup>37</sup>

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.

All crime in the District has increased between 2012 and 2015. Overall, Braintree District has the fourth lowest crime rate in of all districts and boroughs in Essex at 39.25 per thousand residents and it is lower than the average crime rate for Essex of 56.90 per thousand residents in the same period. Crime statistics show that compared with the County, bike theft, criminal damage and arson, drugs, and shoplifting increased in the quarter ending March 2015. The highest reported crimes during the period were violence and sexual offences (10.27), criminal damage and arson (6.24) and other theft (5.71)<sup>38</sup>.

In 2012, 76.5% of pupils in Braintree District achieved 5 or more A\* to C GCSE grades or equivalent, this is up from 73.9% in 2011, indicating improvements in education during this period. However, in the academic year 2012/2013 this is 5.3% lower than the average for England and the second lowest after Basildon and 12.2% lower than the highest performing district (Castle Point) in Essex<sup>39</sup>.

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 9.7% compared with 9.3% nationally<sup>35, 35</sup>. 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

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<sup>35</sup> Braintree District Council (2015) Monitoring Report 1 April 2013-31 March 2014

<sup>36</sup> Braintree District Council Strategic Housing Market Assessment Final Report 2014

<sup>37</sup> Braintree District Council Strategic Housing Market Assessment Final Report 2014

<sup>38</sup> 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](https://www.police.uk/essex/2/performance/compare-your-area/other-theft/#force_comparison)

<sup>39</sup> Braintree District Council (2013) Profile of the Braintree District 2014

[http://www.braintree.gov.uk/download/downloads/id/2682/profile\\_of\\_the\\_braintree\\_district\\_2013](http://www.braintree.gov.uk/download/downloads/id/2682/profile_of_the_braintree_district_2013)

compared to the region and the UK the percentage of qualifications in Braintree District at Level 2 and above is lower than average.

## Economy

At 60.08% 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.

In 2013/2014 the percentage of the District's population that was economically active was 77.7% 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 73.1% than the British average, but lower than the regional average<sup>35</sup>. In 2013/14, the unemployment rate in over 16 year olds in Braintree District was estimated to be 5.9%; this is less than the England average of 7.2%<sup>40</sup>. 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<sup>39</sup>.

In 2012, there were fewer available jobs per single person in the District at 0.61 than the regional average of 0.77 and Great Britain at 0.78<sup>35</sup>. The District's Core Strategy aimed to deliver 14,000 new jobs by 2026<sup>41</sup>.

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 is 10.5%, compared to 8.6% in the East of England and 7.7% in Great Britain.<sup>35</sup>

The general proportion of full-time to part time jobs, at approximately 2:1, is in line with regional and national averages.

There were 690 business 'births' in the District in 2012, the 4<sup>th</sup> highest amongst the Essex districts. The business formation rate in Braintree District is consistently above the Essex average.

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

The Council's 2015 Employment Land Needs Assessment<sup>42</sup> 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

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<sup>40</sup> Essex Local Authority and Essex Joint Strategic Needs Assessment (2014) Braintree District Local Profile [http://www.essexinsight.org.uk/\(F\(G0hpAS7rSUnXCj0Q1UKt60tC0tKEGgQ-x1BaWmoqGVc\\_c6ZGvs0uiIuuL-6PHht2lpd4egY-7a\\_lzs\\_TmmbCNVnBUITT3F62sYNc3TRXI-NBGA2Az8WTI5iqT7-CTQJt0RDBkw2\)\)/get/ShowResourceFile.aspx?ResourceID=375](http://www.essexinsight.org.uk/(F(G0hpAS7rSUnXCj0Q1UKt60tC0tKEGgQ-x1BaWmoqGVc_c6ZGvs0uiIuuL-6PHht2lpd4egY-7a_lzs_TmmbCNVnBUITT3F62sYNc3TRXI-NBGA2Az8WTI5iqT7-CTQJt0RDBkw2))/get/ShowResourceFile.aspx?ResourceID=375)

<sup>41</sup> Braintree District Economic Development Prospectus 2013/2026, Braintree District Council

<sup>42</sup> Braintree District Employment Land Needs Assessment, Aecom for Braintree District Council, August 2015.

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

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 2014<sup>43</sup>. 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.

The provision of other forms of development in the District may be constrained by the need to safeguard mineral resources for extraction.

## Housing

- 12.6 The 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<sup>39</sup>. 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 needs.<sup>44</sup>
- 12.7 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. 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.
- 12.8 In 2012/2013 there were 178 net additional dwellings (taking into account losses/demolitions) provided in the District. As at April 2013 the Managed Delivery Target for the District is 169 additional dwelling per annum to meet their minimum total housing requirement of 9,625 dwellings between 2001 and 2026, as set out in the Core Strategy. The most recent annual completion figure is above the annual target<sup>35</sup>.
- 12.9 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<sup>35</sup>.
- 12.10 A total of 1,584 dwellings have been identified on deliverable sites over the next five years starting from 2013/14. This figure increases to 1,755 when the current year is also included. This equates to an average annual completion rate of 292 which is above the current published target of 247<sup>35</sup>.
- 12.11 Of the 221 new gross dwellings built during 2013/14, 163 (74%) were built on previously developed land (PDL), a similar proportion to the previous year.<sup>35</sup>

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<sup>43</sup> Essex Minerals Local Plan, Essex County Council, adopted July 2014.

<sup>44</sup> Braintree District Council Strategic Housing Market Assessment Final Report 2014

12.12 The number of homeless people accepted in priority need in Braintree District in 2012/13 was 164. Although this is the fourth lowest figure across the study period with the lowest being the three previous years (2009/10, 2010/11 and 2011/12) at 103, 104 and 137 homeless acceptances. Prior to this, numbers was either near to 200 or significantly more. The latest figure shows a rise in homeless acceptances of 19.7%.

### **Objectively assessed need**

- 12.13 Braintree District is considered to be a single housing market area by the Council's 2014 Strategic Housing Market Assessment (SHMA)<sup>45</sup>. There are predicted to be 8,000 (13.1%) more households in the District in 2021 than in 2011, driven by population growth (see Population and Social Issues 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 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.
- 12.14 During 2015 Peter Brett Associates (PBA) undertook an Objectively Assessed Housing Need Study for a Housing Market Area (HMA) comprising Braintree, Colchester, Chelmsford and Tendring local authority areas<sup>46</sup>. They used data and projections from the most recent demographic forecasts by Edge Analytics for the Essex Planning Officers Association (EPOA)<sup>47</sup>. 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.
- 12.15 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.
- 12.16 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**

- 12.17 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 completed<sup>35</sup>.
- 12.18 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)

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<sup>45</sup> Strategic Housing Market Assessment, David Couttie Associates (DCA) for Braintree District Council, 2014

<sup>46</sup> Peter Brett Associates (2015) Objectively Assessed Housing Need Study for Braintree District Council Chelmsford City Council Colchester Borough Council Tendring District Council.

<sup>47</sup> Edge Analytics, Greater Essex Demographic Forecast 2013-37, Phase 7 Main Report, May 2015

and a target of 40% affordable provision (threshold 5 dwellings) in rural areas. Subsequently, a viability study<sup>48</sup> 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).

### Gypsies, Travellers and Travelling Showpeople

- 12.19 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. Evidence shows that 40 additional pitches are needed in the District by 2033.<sup>49</sup>

## Transport

- 12.20 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.
- 12.21 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 car<sup>40</sup>.
- 12.22 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 information<sup>40</sup>.
- 12.23 The proportion of residents of Braintree District who work mainly at or from home is higher than the regional and national figures.
- 12.24 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.
- 12.25 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

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<sup>48</sup> Affordable Housing Viability Assessment, Andrew Golland Associates for Braintree District Council, July 2015.

<sup>49</sup> Essex Gypsy and Traveller and Travelling Showpeople Accommodation Assessment on behalf of Essex Planning Officers Association, Opinion Research Services for Essex County Council, July 2014

and working with bus, coach and rail operators to provide scheduled services that match working patterns where possible<sup>50</sup>.

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<sup>50</sup> 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
5) Achieve sustainable levels of prosperity and economic growth	<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>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>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>
6) Conserve and enhance the biological and geological diversity of the environment	<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 &amp; 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>
7) Promote more sustainable transport choices and uptake	<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>
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	<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>
9) Improve the education and skills of the population	<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>
10) Conserve and enhance the historic environment, heritage assets and their settings	<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 and open spaces?</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
		<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>
11) Reduce contributions to climate change	<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>
12) Improve water quality and address water scarcity and sewerage capacity	<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>
13) Reduce the risk of flooding	<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>
14) Improve air quality	<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>Meeting National Air Quality Standards.</p> <p>Five potentially significant junctions with a daily flow of greater</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 relevant points?</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
<p>15) Maintain and enhance the quality of landscapes and townscapes</p>	<p>than 10,000 vehicles (2004) at Newland Street, Witham; Cressing Road, Witham; Head Street, Halstead; Railway Street, Braintree and Rayne Road, Braintree.</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>Does it seek to improve or avoid increasing traffic flows generally and in particular through potentially significant junctions?</p> <p>Will homes be designed to enhance the existing street scene creating a better cultural heritage &amp; 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 prevent 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 (?)
<b>SA objective 1: Create safe environments which improve quality of life and community cohesion</b>						
<u>ALL ALLOCATIONS</u>	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.
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>						
<b>SA objective 2: Provide everyone with the opportunity to live in a decent home</b>						
<u>HOUSING ALLOCATIONS</u>	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 housing in rural areas.	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.  REST OF DISTRICT  Allocation of 0-4 dwellings makes no contribution to the delivery of affordable housing.	Uncertainty surrounding delivery
Delivery of affordable housing.  Source: BDC site assessment (site potential housing yield); BDC mapping of 'designated rural areas'; applicable affordable housing requirements in Local Plan policy.						
<b>SA objective 3: Improve the health of the District's residents and mitigate/reduce potential health inequalities</b>						

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
<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 of at least 500 ha  Source: digital data showing publicly accessible open spaces (BDC)	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
<u>ALL ALLOCATIONS</u>	N/A	Loss	No loss	Provision of new	N/A	Uncertain impacts

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
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Net increase or loss of publicly accessible open space (including recreation space and allotments).

Source: BDC site assessment

**SA objective 4: Promote the vitality and viability of all service centres throughout the District**

<u>ALL ALLOCATIONS</u>	N/A	Loss	Increase	N/A	No change	N/A
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Net increase or loss of retail provision on the site.

Source: BDC site assessment

HOUSING ALLOCATIONS

Distances to local shops and services

Source: digital data showing primary shopping area and Local Centre boundaries (BDC)

N/A

Allocations within or directly adjacent to Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead)

> 800 m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance)

Allocations elsewhere  
> 8 km from a Local Centre boundary (represents 10 mins driving distance)

N.B. Spatial data only available for local shops and services within Braintree District so site allocations within 8 km of Braintree District

Allocations within or directly adjacent to Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead)

<= 800 m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance)

Allocations elsewhere  
<= 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

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
		boundary score '-?' rather than '-' to reflect possibility that local shops and services within 8 km may be present in neighbouring districts.				
<b>SA objective 5: Achieve sustainable levels of prosperity and economic growth</b>						
<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	N/A	N/A	Non-fibre broadband upgrade planned, delivering download	Fibre available or planned by 2019	No work currently planned but download speeds of 2 Mbps	N/A

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
Source: <a href="http://www.superfaste.ssex.org/en-us/maps.aspx">http://www.superfaste.ssex.org/en-us/maps.aspx</a>			speeds of 2-24 Mbps by 2016		should be available by 2016 (should be all of District other than upgrade categories)	
<b>SA objective 6: Conserve and enhance the biological and geological diversity of the environment</b>						
<b>ALL ALLOCATIONS</b>	Significant negative effect (--) if significant proportion of allocated land (>= 25%) lies within designated site.	Significant proportion of allocated land (>= 25%) is on undesignated greenfield land.	N/A	N/A	All other allocations.	N/A
Distances (impacts on) to: internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or locally (LWS, LNR) designated wildlife site or Ancient Woodland.	Or 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.	Or 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).				
Source: digital data showing internationally (LUC), nationally (LUC), and locally (BDC) designated wildlife sites.	Or Significant effect with uncertainty (--?) if smaller part of allocated land (< 25%) lies within designated site. Uncertainty relates to whether significant adverse effects can be avoided by layout of					

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
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development within the site boundary.

**SA objective 7: Promote more sustainable transport choices and uptake**

HOUSING AND EMPLOYMENT ALLOCATIONS

N/A

> 400 m from a bus stop

<= 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

And

Distance to public transport.

> 800 m from a railway station

Source: digital data showing bus stops and railway stations (BDC to supply or obtain from bus company)

*N.B. See methodology chapter for assumed new bus service provision in large new housing developments.*

**SA objective 8: Promote accessibility and ensure the necessary transport infrastructure to support new development**

HOUSING AND EMPLOYMENT ALLOCATIONS

Allocation to THE COUNTRYSIDE

Allocation to VILLAGE WITH SERVICES

Allocation to MAIN TOWNS Braintree, Bocking and Great Notley; Witham; Halstead.

Allocation to OTHER VILLAGE

Site allocations that are within 100 m of a settlement beyond the Braintree District boundary.

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?

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.

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.

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

Source: Local Plan.

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
<u>HOUSING AND EMPLOYMENT ALLOCATIONS</u> Distance to and regularity of public transport.  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  <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 providing an "infrequent" service (seven day per week service but not "frequent")	<= 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)	N/A	<= 400 m from a bus stop or <= 800 m from a railway station with unknown service frequency
<u>HOUSING AND EMPLOYMENT ALLOCATIONS</u> Highways access information.  Source: BDC site assessment.	N/A	Highway access issues identified.	No highway access issues identified.	N/A	N/A	Possible highway access issues identified.
<b>SA objective 9: Improve the education and skills of the population</b>						
<u>HOUSING ALLOCATIONS</u> Distance to a primary school.  Source: digital data showing primary schools (BDC).  <i>N.B. See methodology</i>	N/A	> 800 m	<= 800m , > 400m	<= 400 m	N/A	N/A

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
<p><i>chapter for assumed new school provision in large new housing developments.</i></p> <p><b>HOUSING ALLOCATIONS</b></p> <p>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>&gt; 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>&lt;= 4.8km, &gt; 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>	<= 2.4 km	N/A	N/A

**SA objective 10: Conserve and enhance the historic environment, heritage assets and their settings**

<p><b>HOUSING AND EMPLOYMENT ALLOCATIONS</b></p> <p>BDC to:</p> <ul style="list-style-type: none"> <li>- Identify heritage assets on or close to the site</li> <li>- Assess the contribution of the site to the significance of the heritage assets</li> <li>- Identify the potential impacts of development on the significance of heritage assets</li> <li>- Consider how any harm might be removed or reduced,</li> </ul>	Loss of or considerable harm to significance of designated heritage asset or its setting, where mitigation is unlikely to be feasible.	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.	Development likely to enhance historic asset, for example by bringing an 'at risk' structure into appropriate use or improving a degraded setting.	N/A	No effect (assume in all cases where there is no designated historic asset within 1 km of allocation).	Uncertainty
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Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
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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

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
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**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: Sewerage Network Constraint Mapping within Water Cycle Study once updated – due late	N/A	N/A	N/A	N/A	N/A	2011 Water Cycle Study identified sewerage network capacity issues for sites in the northern and western extents of Bocking, central and eastern areas of Braintree, a proposed employment site at

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
2015 (BDC).						Great Notley, the majority of the proposed sites within Halstead, and sites in the northeast and southwest extents of Witham. Issues associated with new Local Plan allocations are uncertain until Water Cycle Study is updated
<b>SA objective 13: Reduce the risk of flooding</b>						
<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 Addendum to Mid Essex SFRA and Essex CC Surface Water Management Plan become available.</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
<b>SA objective 14: Improve air quality</b>						
<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	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.	N/A	N/A	N/A	All other allocations.	N/A

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
any are designated in the future) and road corridors (LUC).	Uncertainty relates to whether mitigation will; be possible through layout of development.					
<b>SA objective 15: Maintain and enhance the quality of landscapes and townscapes</b>						
<u>ALL ALLOCATIONS</u> High sensitivity to change per the Landscape Character Assessment (LCA).	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.
Source: Landscape Character Assessment report (BDC).						
<i>N.B. LCA 2015update used where available (main town fringes), otherwise LCA 2006 used.</i>						
<u>ALL ALLOCATIONS</u> Proposed extension to Dedham Vale AONB.	Significant effect with uncertainty (--?) where significant proportion of allocation (>=25%) is within proposed extension to Dedham Vale AONB.	N/A	N/A	N/A	<25% of allocation is within proposed extension to Dedham Vale AONB.	N/A
Source: boundary traced from BDC document: <a href="http://www.braintree.gov.uk/downloads/file/3199/map_dedham_vale_aonb_and_proposed_extent">http://www.braintree.gov.uk/downloads/file/3199/map_dedham_vale_aonb_and_proposed_extent</a>	Uncertainty relates to whether all of the proposed extension area meets the criteria for AONB designation.					
<u>ALL ALLOCATIONS</u> Greenfield site or Previously Developed Land (PDL).	N/A	Significant proportion of allocation (>=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.
Source: BDC site assessment.						
<u>ALL ALLOCATIONS</u> Visually Important Spaces.	N/A	Significant proportion of allocation (>=25%) is located in Visually	N/A	N/A	<25% of allocation is located on identified Visually Important	Unknown whether Visually Important Space.

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
Source: digital data showing Visually Important Spaces (BDC). <u>ALL ALLOCATIONS</u> Country parks.	N/A	Important Space, as identified by BDC and Parish Councils.  Significant proportion of development allocation (>=25) is located in a country park.	Enhancement of an existing country park	Provision of a new country park	Space.  <25% of development allocation is located on a country park.	N/A
Source: digital data showing country parks (LUC).						
<b>SA objective 16: Safeguard and enhance the quality of soil</b>						
<u>ALL ALLOCATIONS</u> Loss of good quality agricultural land  Source: digital data showing agricultural land classification (LUC)	Significant proportion of allocated land (>= 25%) on grade 1 or 2 agricultural land	Significant proportion of allocated land (>= 25%) on grade 3 agricultural land	N/A	N/A	All other sites	N/A
<u>ALL ALLOCATIONS</u> Remediation of contaminated land  Source: digital data showing past contaminative land use (BDC)	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 development.	Land is not contaminated	Unknown whether land is contaminated or if remediation will be required.



## **Appendix 5**

Screening of site options for the potential to have significant effects

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						SA1, 2, 3, 5
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	
*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
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

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						SA1, 2, 3, 5
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	
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
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

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 141	Land at Bradbury Drive/Swinbourne Drive, Braintree	3.69	55	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 Ridgcroft), Bulmer	0.35	7	No		No	No	No		No	No	No	No	No	No	No
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	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
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	
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	
COGG 179	Land at Priors Way, Coggeshall	1.89	38	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
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
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	Holdings Farmstead, Hawbush Green, Braintree Road (B1018)	0.51	14	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
CRESS 198	Holders Farmstead, Hawbush Green, Braintree Road (B1018)	4.72	116	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	
CRESS 200	Land at 'Leyfield' Braintree Road, Tye Green	0.26	4	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	
CRESS 202	Land South of Millennium Way, Braintree	3.92	0	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	
CRESS 205	Land South of A120 East of Railway, Braintree	34.07	1725	Yes		Yes	Yes	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	
CRESS 210	Land at Ashes Farm, Ashes Road, Cressing	2.59	30	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	
CRESS 212	Land East of Braintree (Temple Border)	184.23	14500	Yes		Yes	Yes	Yes		No	Yes	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	
CRESS 214	Smaller area Land South of Ashes Road, Cressing	0.54	15	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	
EARC 216	Adj Lowefields, Tey Road, Earls Colne	0.96	12	Yes		No	No	Yes		Yes	No	No	No	No	No	
EARC 217	42 Halstead Road, Earls Colne	1.04	38	Yes		No	No	Yes		No	No	No	No	Yes	No	
EARC 218	Site situated between Coggeshall Road and Tey Road, Earls Colne	3.17	60	Yes		No	No	Yes		Yes	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	

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										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
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
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

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
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
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

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	
GRMA 256	Adj Long Fen, Church Street, Gt Maplestead	1.01	1	No	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	No
GRNO 260	Land west of A131 Great Notley	39.57	500	Yes	Yes	Yes	No	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	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	No
GRSA 270	Boxted Wood, Cressing Green	127.13	1500	Yes	Yes	Yes	Yes	No	Yes	No	No	Yes	No	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	No
GRYE 272	Land at Newcombes, Poole Street, Gt Yeldham	1.16	15	No	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	No
GRYE 274	Land at Nuns Walk Field, Great Yeldham	2.06	29	Yes	No	No	Yes	No	No	No	No	No	Yes	No	No
GRYE 275	Hunnable Industrial Estate, Great Yeldham	2.20	60	No	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	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	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	No
HASA 286	Greenways, Balls Chase, Halstead	0.92	25	No	No	No	No	No	No	No	No	No	No	No	No
HASA 287	Land East of the High Street, Halstead	1.64	50	Yes	No	No	Yes	No	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	No
HASA 289	Land at Cherry Tree Close, Halstead	0.82	20	No	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
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
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

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 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
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

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						SA1, 2, 3, 5
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	
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	Yes	No	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	Yes	No	No
RIDG 358	Land at Hall Lane, Ridgewell	1.35	25	Yes		No	No	Yes		No	Yes	No	No	Yes	No	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
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

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						SA1, 2, 3, 5
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	
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
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

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 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
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

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 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, Stistead	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
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

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 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



## **Appendix 6**

### Detailed assessment forms for site allocation options

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.

### 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.

*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 .

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

#### 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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

---

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

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 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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 within the vicinity of several listed buildings. The BDC site assessment form describes the development as having a limited impact on the conservation area subject to it's scale. Mitigation through High Hall repairs.

### 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

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

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

*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

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

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

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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.

### 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

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

*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

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

*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

BLAN 113

Area (Ha):

8.31

No. of dwellings

0

Site Name

Lynderswood Farm, Lynderswood Lane, Upper London 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.

### 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:

*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 form.

Site ID

BLAN 113

Area (Ha):

8.31

No. of dwellings

0

Site Name

Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree

#### 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 the BDC 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:

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BLAN 113

Area (Ha):

8.31

No. of dwellings

0

Site Name

Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree

### 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 (Bushy/Breams Woodsall ancient woodland). The site is not within a relevant SSSI impact risk zone for employment 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 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. Although on the border with neighbouring Chelmsford Borough, no service centres, it is not adjacent to any service centres in that borough.

*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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

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

Site ID

BLAN 113

Area (Ha):

8.31

No. of dwellings

0

Site Name

Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree

### 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 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.

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

BLAN 113

Area (Ha):

8.31

No. of dwellings

0

Site Name

Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree

---

### 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: Uncertain effect (?)

15b) Comments The majority of the site (83.38%) is 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: Uncertain effect (?)

15f) Comments The site is described as being both greenfield land and previously developed land as per BDC site assessment form.

Site ID

BLAN 113

Area (Ha):

8.31

No. of dwellings

0

Site Name

Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree

---

*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 (94.45%) 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

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.

### 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.

*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.

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 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.

*Broadband availability*

5e) Effect: Positive effect (+)

5f) Comments: Fibre service available.

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 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.

*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.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until Water Cycle Study is updated.

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 13:

#### To reduce the risk of flooding

*Sites within an area of high flood risk*

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

13b) Comments Almost 34% 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 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 All of the site is within a landscape 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 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 the BDC site assessment form.

Site ID

BLAN 119

Area (Ha):

6.01

No. of dwellings

45

Site Name

Land opp 65-96 Brain Valley Avenue, Black Notley

---

*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.

### 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.

*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.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

#### **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

*Broadband availability*

5e) Effect:

5f) Comments

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

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

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until Water Cycle Study is updated.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

---

### 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 falls 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 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: Uncertain effect (?)

15b) Comments The majority of the site (99.69%) 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 in 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 the BDC site assessment form.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

---

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

---

#### **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

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

---

*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:

### 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

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

3e) Effect:

3f) Comments

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

#### **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.

*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.

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

### 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.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Vehicle access can be gained, although road is a narrow single carriage way.

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: Effects for all sites remain uncertain until Water Cycle Study is updated.

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

---

### 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 either Flood Zone 2 or 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 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 (99.76%) 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 the BDC site assessment form.

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

---

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

---

#### **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

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

---

**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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

---

*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 132

Area (Ha):

65.85

No. of dwellings

1,000

Site Name

Land bounded by A131, Broad Road and River Blackwater, 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 community facilities as per BDC site assessment form; Estimated housing capacity of 1000 therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

**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 1000 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: Uncertain negative effect (-?)

3d) Comments: 1 criteria is met: less than 300m from River Blackwater SANG

*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.

Site ID

BOCN 132

Area (Ha):

65.85

No. of dwellings

1,000

Site Name

Land bounded by A131, Broad Road and River Blackwater, Braintree

#### **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 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BOCN 132

Area (Ha):

65.85

No. of dwellings

1,000

Site Name

Land bounded by A131, Broad Road and River Blackwater, Braintree

### 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 fore residential development of 100 units of 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 1000 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 1000 units and therefore assumed to incorporate a bus stop with at least an infrequent service.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issue identified. Road is a straight single carriage way.

Site ID

BOCN 132

Area (Ha):

65.85

No. of dwellings

1,000

Site Name

Land bounded by A131, Broad Road and River Blackwater, 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: Estimated housing capacity of 1,000, 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BOCN 132

Area (Ha):

65.85

No. of dwellings

1,000

Site Name

Land bounded by A131, Broad Road and River Blackwater, Braintree

---

### 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.

*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.

Site ID

BOCN 132

Area (Ha):

65.85

No. of dwellings

1,000

Site Name

Land bounded by A131, Broad Road and River Blackwater, Braintree

### *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: Negative effect (-)

16d) Comments A small part of the site (15.34%) is contaminated, however it is unknown if remediation will be required.

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.

### 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.

*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.

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

### 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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

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

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

---

### SA objective 13:

#### To reduce the risk of flooding

*Sites within an area of high flood risk*

13a) Effect: Negative effect (-)

13b) Comments 11.05% 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 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: Positive effect (+)

15b) Comments The majority of the site (98.59%) 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 the BDC assessment form.

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

---

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

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 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

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

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

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

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

---

*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 137

Area (Ha):

43.15

No. of dwellings

1,150

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: Positive effect (+)

1b) Comments: No loss of existing facilities per BDC site visit forms. Estimated housing capacity of 1,150 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week

### 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 1,150 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 more than 800m away.

*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: Positive effect (+)

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

Site ID

BOCN 137

Area (Ha):

43.15

No. of dwellings

1,150

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BOCN 137

Area (Ha):

43.15

No. of dwellings

1,150

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

**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:

Significant positive effect (++)

7b) Comments

Allocation of 1,150 homes therefore assumed to incorporate a new bus stop. The site is within 400m of two 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; estimated housing capacity of 1,150 therefore also assumed to incorporate a new bus stop with at least an infrequent service.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

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

Site ID

BOCN 137

Area (Ha):

43.15

No. of dwellings

1,150

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

### 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 to a primary school, however estimated housing capacity is 1,150 and 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 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 (57.26%) is within SPZ2.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BOCN 137

Area (Ha):

43.15

No. of dwellings

1,150

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

---

### 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 None of the site is 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 (72.95%) 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.

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Uncertain 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.

Site ID

BOCN 137

Area (Ha):

43.15

No. of dwellings

1,150

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

---

*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 (83.65%) 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

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:

### 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:

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

3e) Effect: NOT ASSESSED

3f) Comments:

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

#### **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

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

---

*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

BOCS 138

Area (Ha):

8.38

No. of dwellings

0

Site Name

Land at Lodge Farm, Rayne Road, Baintree

### 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.

### 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:

*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

BOCS 138

Area (Ha):

8.38

No. of dwellings

0

Site Name

Land at Lodge Farm, Rayne Road, Baintree

#### **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

*Broadband availability*

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

5f) Comments Fibre upgrade planned by 2019.

Site ID

BOCS 138

Area (Ha):

8.38

No. of dwellings

0

Site Name

Land at Lodge Farm, Rayne Road, Baintree

### 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 risk zone from 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 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.

##### *Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access is possible. Road is a single track. Access would be needed from Springfield Ind Estate.

Site ID

BOCS 138

Area (Ha):

8.38

No. of dwellings

0

Site Name

Land at Lodge Farm, Rayne Road, Baintree

---

### 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 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

BOCS 138

Area (Ha):

8.38

No. of dwellings

0

Site Name

Land at Lodge Farm, Rayne Road, Baintree

*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: Negative effect (-)

15b) Comments The majority of the site (98.96%) 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

BOCS 138

Area (Ha):

8.38

No. of dwellings

0

Site Name

Land at Lodge Farm, Rayne Road, Baintree

*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: Negative effect (-)

16b) Comments A significant proportion of the site (59.95%) 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

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.

### 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

*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.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Highway access can be gained from Rayne Road, however access is by a single track.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

---

### SA objective 13:

#### To reduce the risk of flooding

*Sites within an area of high flood risk*

13a) Effect: Negative effect (-)

13b) Comments 16.31% 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 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 The majority of the site (95.30%) 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 on greenfield land as per BDC site assessment.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

#### **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

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

---

*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.

### 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.

*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.

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 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

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 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Highway access can be gained, however access is via a single width road.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 13:

#### To reduce the risk of flooding

*Sites within an area of high flood risk*

13a) Effect: Negative effect (-)

13b) Comments 6.65% of the site is within floodzone 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 (36.27%) is less than 200m from 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: Significant negative effect (--)

15b) Comments The majority of the site (79.80%) is within an area of high 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.

*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.

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

---

*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.

### 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.

*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

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

#### **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.

*Broadband availability*

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

5f) Comments Fibre broadband available in the majority of the site.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

### 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.

##### *Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Highway access can be gained, however the road is only a single track.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

---

### 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.

---

### 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

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

*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.

**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.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfiled land as per BDC site asesment 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 (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

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.

**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.

*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.

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 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

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 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Uncertain whether access can be achieved as it depends on removal of dwellings.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 (3.40%) 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.

---

### 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 (63.05%) 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 greenfield development as per BDC site assessment form.

Site ID

BRAW 154

Area (Ha):

11.33

No. of dwellings

1,500

Site Name

Land south west of Braintree (r/o Gilda Terrace)

---

*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

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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

#### **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

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

---

### 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: 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

---

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

---

### 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

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

### 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.

### 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

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

*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

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

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 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) 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 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.

---

*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.

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

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

#### **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

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

### 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.

### 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

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

*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

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

*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

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.

### 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: 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: Significant positive effect (++)

3f) Comments: Provision of new open space as per BDC site assessment form.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

#### **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 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: Uncertain negative effect (-?)

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

*Broadband availability*

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

5f) Comments: Fibre upgrade planned by 2019.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access can be gained subject to Highways view.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

---

### 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 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: Negative effect (-)

12b) Comments The site falls entirely within SPZ1 or SPZ2.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

*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 (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.

**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.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

*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: 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

25

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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

25

Site Name

Land South of Cambridge Way, Bures

#### **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

BURE 166

Area (Ha):

1.18

No. of dwellings

25

Site Name

Land South of Cambridge Way, Bures

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

25

Site Name

Land South of Cambridge Way, Bures

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

25

Site Name

Land South of Cambridge Way, Bures

---

### 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.

*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.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

25

Site Name

Land South of Cambridge Way, Bures

---

*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: NOT ASSESSED

16b) Comments

---

*Remediation of contaminated land*

16c) Effect: NOT ASSESSED

16d) Comments

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

---

### 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

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

---

### 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.

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Uncertain effect (?)

15f) Comments The site is on greenfield land, however it does contain an existing dwelling as per BDC site assessment form.

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

---

*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

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.

### 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

*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.

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

#### 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  $\leq 8$  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.

*Broadband availability*

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

5f) Comments Fibre upgrade planned 2016 to 2019

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

### 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

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: SHLAA form states that vehicular access can be gained to the site

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: Castle Hedingham is below the level of Main Twons in the settlement hierarchy

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

---

### 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.

*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.

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

---

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

#### **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

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

### 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. 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:

NOT ASSESSED

12b) Comments

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

#### **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

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

---

*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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) 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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

---

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

#### **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

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

### 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 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

---

*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 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.

### 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.

*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.

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

#### **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.

*Broadband availability*

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

5f) Comments: No work currently planned but download speeds of 2Mbps should be available by 2016.

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

### 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.

*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.

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

---

### SA objective 13:

#### To reduce the risk of flooding

*Sites within an area of high flood risk*

13a) Effect: Negative effect (-)

13b) Comments 9.09% of the site is located on floodzone 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 majority of the site (51%) is 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 The majority of the site (99.94%) 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 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.

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

---

*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.

### 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.

*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 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

#### **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.

*Broadband availability*

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

5f) Comments: No work currently planned but download speeds of 2Mbps should be available by 2016.

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No highway access identified. Road consists of a straight carriageway.

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

---

### 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 is within a 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 The majority of the site (81.13%) 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.

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

---

*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 181

Area (Ha):

20.56

No. of dwellings

440

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.

**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 440 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: Part of the site is within 800m of the Coggeshall 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: Positive effect (+)

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

Site ID

COGG 181

Area (Ha):

20.56

No. of dwellings

440

Site Name

The Honeywood Project, Coggeshall

#### **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.

*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 181

Area (Ha):

20.56

No. of dwellings

440

Site Name

The Honeywood Project, Coggeshall

### 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.

*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.

Site ID

COGG 181

Area (Ha):

20.56

No. of dwellings

440

Site Name

The Honeywood Project, Coggeshall

### 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 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

COGG 181

Area (Ha):

20.56

No. of dwellings

440

Site Name

The Honeywood Project, Coggeshall

---

### 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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (81.01%) is located less than 200m away from 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: Uncertain effect (?)

15b) Comments The majority of the site (98.71%) 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 in 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.

Site ID

COGG 181

Area (Ha):

20.56

No. of dwellings

440

Site Name

The Honeywood Project, Coggeshall

---

*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 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.

### 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.

*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.

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 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.

*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 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 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.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Access may possible from the southern boundary. Road is very narrow on the north.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (63.87%) is 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: Uncertain effect (?)

15b) Comments Almost all of the site (99.48%) 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 development as per BDC site assessment form.

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

---

*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.

### 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.

*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 183

Area (Ha):

13.74

No. of dwellings

500

Site Name

Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall

#### **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: 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 located within 800m of the Priory Way Industrial 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 183

Area (Ha):

13.74

No. of dwellings

500

Site Name

Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall

### 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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access gained by single carriageway.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 Only a small proportion of the site (18.62%) is located 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 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 in 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.

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

---

*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 506

Area (Ha):

3.39

No. of dwellings

10

Site Name

Dutch Nursery, 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

COGG 506

Area (Ha):

3.39

No. of dwellings

10

Site Name

Dutch Nursery, West Street, Coggeshall

#### **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

COGG 506

Area (Ha):

3.39

No. of dwellings

10

Site Name

Dutch Nursery, West Street, Coggeshall

### 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: 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

COGG 506

Area (Ha):

3.39

No. of dwellings

10

Site Name

Dutch Nursery, West Street, Coggeshall

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

COGG 506

Area (Ha):

3.39

No. of dwellings

10

Site Name

Dutch Nursery, West Street, Coggeshall

---

### 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.

---

### 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

COGG 506

Area (Ha):

3.39

No. of dwellings

10

Site Name

Dutch Nursery, West Street, Coggeshall

---

*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

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.

### 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:

*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 from.

Site ID

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

#### **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:

*Broadband availability*

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

5f) Comments: Fibre upgrade planned by 2019.

Site ID

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

### 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.

##### *Highways access information*

8e) Effect: Positive effect (+)

8f) Comments No issues identified. Access can be gained through the industrial estate.

Site ID

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

---

### 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.

---

### 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 does not fall within a SPZ.

Site ID

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

*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

---

**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.

---

Site ID

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

*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: Negative effect (-)

16b) Comments A significant proportion of the site (73.52%) 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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

#### **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

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

### 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 adjoining 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

---

*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 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 form.

### 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.

*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

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

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 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.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can only be gained from Mill Lane. Access is by a narrow lane.

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 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: 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 several listed buildings 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 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.

---

### 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 (98.74%) 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 development as per BDC site assessment form.

Site ID

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

---

*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.

### 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.

*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

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service available in the majority of the site.

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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No highway access issues identified. Access gained by single carriage way.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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.

---

### 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 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.

Site ID

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

---

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

CRESS 194

Area (Ha):

0.47

No. of dwellings

8

Site Name

land R/O Birds Barn, Polecat Road, Cressing

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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 adjoining 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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) 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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

CRESS 194

Area (Ha):

0.47

No. of dwellings

8

Site Name

land R/O Birds Barn, Polecat Road, Cressing

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

#### **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

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

---

*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 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.

### 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.

*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

CRESS 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, Braintree

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

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 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.

*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.

Site ID

CRESS 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, Braintree

*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.

**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 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, Braintree

*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.

**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.

Site ID

CRESS 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, 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.

*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: 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.

### 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.

*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.

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 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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

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 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.

##### *Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access can be gained by a single carriageway.

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 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

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### 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 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, 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

CRESS 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, 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 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 (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.

### 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.

*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

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available in the majority of the site.

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 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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access gained by single carriageway and in land dirt road.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 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.

---

### 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 (99.69%) 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 on greenfield land as per BDC site assessment form.

Site ID

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

---

*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.

**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.

*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

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

---

### 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.

---

*Broadband availability*

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

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

---

Site ID

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Highway access has not been assessed by the BDC site visits.

Site ID

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

---

### 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 located more than 200m from 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 (74.49%) 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 on greenfield land as per BDC site assessment form.

Site ID

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

---

*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.

### 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.

*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.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

#### **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.

*Broadband availability*

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

5f) Comments: Fibre upgrade planned 2016 to 2019.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issue identified. Access gained from single carriage way.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

---

### 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 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 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.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

---

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

---

#### **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

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

### 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

##### *Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

---

### 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 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey 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 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey 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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

---

#### **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

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

### 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 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

### 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

*Distance to and regularity of public transport*

8c) Effect:

NOT ASSESSED

8d) 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

*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.

---

**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 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey 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 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey 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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

#### **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

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

---

**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 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows 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 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows 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 221

Area (Ha):

2.27

No. of dwellings

40

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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

40

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

#### **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

EARC 221

Area (Ha):

2.27

No. of dwellings

40

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

### 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: 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 221

Area (Ha):

2.27

No. of dwellings

40

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

*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 also 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

EARC 221

Area (Ha):

2.27

No. of dwellings

40

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

*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 221

Area (Ha):

2.27

No. of dwellings

40

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

---

### 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

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

---

**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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

---

*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.

### 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.

*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

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Service is planned for a significant proportion of the site by 2019.

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

**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.

**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

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

*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.

**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.

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

*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

FEER 232

Area (Ha):

17.33

No. of dwellings

880

Site Name

Land south of Feering, west of A12 (between Coggeshall Road and New Lane)

### 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.

### 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 880 units 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.

*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

FEER 232

Area (Ha):

17.33

No. of dwellings

880

Site Name

Land south of Feering, west of A12 (between Coggeshall Road and New Lane)

#### **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: Uncertain negative effect (-?)

5d) Comments: The site is not located within 800m of an existing employment area.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

FEER 232

Area (Ha):

17.33

No. of dwellings

880

Site Name

Land south of Feering, west of A12 (between Coggeshall Road and New Lane)

### 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 Feering Marsh Local Wildlife Site. The site is not within a SSSI impact risk zone for residential developments. 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. An allocation of 880 dwellings, 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: Positive effect (+)

8b) Comments: The site is adjacent to Feering, 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 Feering is served by a frequent service. Allocation of 880 dwellings, therefore assumed to incorporate a bus stop with at least an infrequent service.

##### *Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained from main road to/from A12.

Site ID

FEER 232

Area (Ha):

17.33

No. of dwellings

880

Site Name

Land south of Feering, west of A12 (between Coggeshall Road and New Lane)

---

### 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 located within 400m of Feering Church of England Primary School. Allocation of 880 dwellings therefore assumed to incorporate a new primary school.

---

##### *Distance to a secondary school*

9c) Effect: Uncertain positive effect (+?)

9d) Comments The site is within 4.8km 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: 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.

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### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

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##### *Groundwater Source Protection Zone (SPZ)*

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

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

Site ID

FEER 232

Area (Ha):

17.33

No. of dwellings

880

Site Name

Land south of Feering, west of A12 (between Coggeshall Road and New Lane)

*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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (51.60%) 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 The majority of the site (97.42%) 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.

Site ID

FEER 232

Area (Ha):

17.33

No. of dwellings

880

Site Name

Land south of Feering, west of A12 (between Coggeshall Road and New Lane)

*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: 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

FEER 233

Area (Ha):

57.45

No. of dwellings

950

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.

### 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 950 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.

*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 from.

Site ID

FEER 233

Area (Ha):

57.45

No. of dwellings

950

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

FEER 233

Area (Ha):

57.45

No. of dwellings

950

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

### 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 950 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 950 dwellings, therefore also assumed to incorporate a bus stop with at least an infrequent service.

Site ID

FEER 233

Area (Ha):

57.45

No. of dwellings

950

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. 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 950 houses, therefore assumed to incorporate a new 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 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.

**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 (0.47%) falls within SPZ 1.

Site ID

FEER 233

Area (Ha):

57.45

No. of dwellings

950

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

*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 (5.73%) 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.

**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 (56.13%) 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.

Site ID

FEER 233

Area (Ha):

57.45

No. of dwellings

950

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

*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 The majority of the site (63.13%) 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 (0.36%) is located on contaminated land, however it is unknown whether remediation will be required.

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

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 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

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

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 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

---

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

#### **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

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

### 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:

*Distance to and regularity of public transport*

8c) Effect: NOT ASSESSED

8d) Comments:

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

*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 adjacent to a conservation area and there are several listed buildings within the vicinity of the site. The site has a limited contribution to the significance of the conservation area.

**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

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

*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

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) 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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

---

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

### 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

*Distance to and regularity of public transport*

8c) Effect:

NOT ASSESSED

8d) 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

*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

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

*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

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

*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 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:

### 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:

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

3e) Effect: NOT ASSESSED

3f) Comments:

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

#### **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

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

### 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

##### *Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

---

**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

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

*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

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

GGHR 282

Area (Ha):

4.76

No. of dwellings

Site Name

Land adjoining the east side of Bluebridge Ind Est, 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:

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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) 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 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

GGHR 282

Area (Ha):

4.76

No. of dwellings

Site Name

Land adjoining the east side of Bluebridge Ind Est, Halstead

---

*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.

### 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.

*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

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, 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: 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.

*Broadband availability*

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

5f) Comments: Fibre service available or planned for site.

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, 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 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.

*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.

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, 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 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.

### 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

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, Halstead

*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.

---

**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.

---

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, 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: 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: 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 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 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

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.

### 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.

*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.

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 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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available in the majority of the site.

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 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.

##### *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.

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 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.

---

### 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

GGHR 430

Area (Ha):

10.12

No. of dwellings

262

Site Name

Land at Tidings Hill (east Firwood's Road), Halstead

*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.

**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.

Site ID

GGHR 430

Area (Ha):

10.12

No. of dwellings

262

Site Name

Land at Tidings Hill (east Firwood's Road), Halstead

*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.

**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

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:

### 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:

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

3e) Effect: NOT ASSESSED

3f) Comments:

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

---

### 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

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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.

### 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 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, 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 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, 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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

GOSF 247

Area (Ha):

4.34

No. of dwellings

50

Site Name

Land south of Hall Drive (adj playing field), Gosfield

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) 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 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, however the BDC site assessment form does not provide enough information to adequately assess the impact on these.

### 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

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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

GOSF 247

Area (Ha):

4.34

No. of dwellings

50

Site Name

Land south of Hall Drive (adj playing field), Gosfield

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

---

### 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

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

### 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

##### *Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

---

### 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.

---

### 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 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, 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 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, 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 249

Area (Ha):

21.36

No. of dwellings

2

Site Name

Land at Gosfield Airfield

### 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.

### 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:

*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

GOSF 249

Area (Ha):

21.36

No. of dwellings

2

Site Name

Land at Gosfield Airfield

#### **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

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

GOSF 249

Area (Ha):

21.36

No. of dwellings

2

Site Name

Land at Gosfield Airfield

### 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. A significant proportion 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: 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 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 more than 800m from a railway station and more than 400m from a bus stop.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained from a single carriage way.

Site ID

GOSF 249

Area (Ha):

21.36

No. of dwellings

2

Site Name

Land at Gosfield Airfield

### 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, a conservation area and a registered park and garden 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.

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

GOSF 249

Area (Ha):

21.36

No. of dwellings

2

Site Name

Land at Gosfield Airfield

---

### 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: 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 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 located on both greenfield land and previously developed land as per BDC site assessment form.

Site ID

GOSF 249

Area (Ha):

21.36

No. of dwellings

2

Site Name

Land at Gosfield Airfield

---

*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 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 located on contaminated land, however it is unknown whether remediation will be required.

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

---

**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

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

### 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.

### 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 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, 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 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, 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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

#### **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

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

### 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.

### 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

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

*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

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

*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

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.

### 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.

*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

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre upgrade planned between 2016 and 2019

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: It is uncertain whether access can be gained to the site.

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

---

### 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 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 (84.16%) 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 on greenfield land as per BDC site assessment form.

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

---

*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

GRNO 260

Area (Ha):

39.57

No. of dwellings

500

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.

### 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 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 Little Waltham Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Uncertain negligible effect (0?)

3d) Comments 1 criteria met; site is within 300m of Great Notley Country Park.

*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

GRNO 260

Area (Ha):

39.57

No. of dwellings

500

Site Name

Land west of A131 Great Notley

#### **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 Great Notley 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 very small corner of the north east of the site is within 800m of Skyline 120.

*Broadband availability*

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

5f) Comments Fibre service available in the majority of the site.

Site ID

GRNO 260

Area (Ha):

39.57

No. of dwellings

500

Site Name

Land west of A131 Great Notley

### 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 east 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 east part of the site is within 400m of several bus stops and Great Notley is served by a frequent service.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Vehicular access can be gained from dual carriage way.

Site ID

GRNO 260

Area (Ha):

39.57

No. of dwellings

500

Site Name

Land west of A131 Great Notley

### SA objective 9:

#### To improve the education and skills of the population

##### *Distance to a primary school*

9a) Effect: Positive effect (+)

9b) Comments Part of the site is within 800m of White Court School.

##### *Distance to a secondary school*

9c) Effect: Uncertain positive effect (+?)

9d) Comments Part of 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: 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

GRNO 260

Area (Ha):

39.57

No. of dwellings

500

Site Name

Land west of A131 Great Notley

---

### 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.

---

### 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.

---

*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.

Site ID

GRNO 260

Area (Ha):

39.57

No. of dwellings

500

Site Name

Land west of A131 Great Notley

---

*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

Area (Ha):

119.55

No. of dwellings

2,210

Site Name

Group A - BLAN 110, 111, 114, 115, 116 & 117

### 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 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

### 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 2,210 homes significantly contributes to 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: Uncertain negative effect (-?)

3d) Comments: Only one of ANG criteria met: Great Notley Country park is within 2 km travel distance

*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

Site ID

Group A

Area (Ha):

119.55

No. of dwellings

2,210

Site Name

Group A - BLAN 110, 111, 114, 115, 116 & 117

#### **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

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments: Within 800 m 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

*Broadband availability*

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

5f) Comments: Fibre broadband available

Site ID

Group A

Area (Ha):

119.55

No. of dwellings

2,210

Site Name

Group A - BLAN 110, 111, 114, 115, 116 & 117

### 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 2,210 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 2,210 houses, therefore assumed to incorporate a new bus stop with at least infrequent service

*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

Site ID

Group A

Area (Ha):

119.55

No. of dwellings

2,210

Site Name

Group A - BLAN 110, 111, 114, 115, 116 & 117

### 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 2,210 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: Effects for all sites remain uncertain until Water Cycle Study is updated.

Site ID

Group A

Area (Ha):

119.55

No. of dwellings

2,210

Site Name

Group A - BLAN 110, 111, 114, 115, 116 & 117

---

### 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

---

*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.

Site ID

Group A

Area (Ha):

119.55

No. of dwellings

2,210

Site Name

Group A - BLAN 110, 111, 114, 115, 116 & 117

---

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

---

### 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

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

---

*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.

### 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.

*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

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 &amp; 266

**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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained by single carriage way.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

---

### 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.

---

### 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 D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

*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.

**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.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

*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.

**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 &amp; 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

**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.

*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

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Service either available or planned by 2019 in the majority of the site.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 &amp; 509

**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

*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.

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 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 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.

---

### 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 E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

*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.

**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.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

*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.

**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.

### 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.

*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.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

#### **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.

*Broadband availability*

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

5f) Comments Fibre upgrade is either underway or planned by 2019.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained by a single carriage way.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: Effects for all cycles remain uncertain until water cycle study is updated.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

---

### 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 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 (98.77%) 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 forms.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

---

*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.

### 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.

*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

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

### 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 greenfiled 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained by residential estate.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

---

### 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.

---

### 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 G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

*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.

**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

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

*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.

**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.

### 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.

*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.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service planned by 2019.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

### 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 greendfield 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.

##### *Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments Access can be gained by A12 and then a gravel single lane in poor condition.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

---

### 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.

---

### 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 H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

*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.

**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,

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

*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.

**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.

### 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.

*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.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

#### **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.

*Broadband availability*

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

5f) Comments Fibre service either available or planned by 2019.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

### 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.

*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.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

---

### 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.

---

### 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 I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

*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.

**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 is 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.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

#### **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

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

---

*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.

**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.

*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.

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 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.

*Broadband availability*

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

5f) Comments: Fibre service is either available or planned by 2019.

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 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access information was not assessed by the BDC site visits.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 (2.31%) 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 Only a small proportion of the site (6.97%) is located 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: Negative effect (-)

15b) Comments The majority of the site (78.64%) 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 majority of the site is greenfield land, however it does contain some existing buildings.

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

---

*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.

### 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.

*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.

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

#### **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.

*Broadband availability*

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

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

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Highway access information was not assessed by the BDC site visits.

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

---

### 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 (5.97%) 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 Only a small proportion of the site (5.55%) is 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: Negative effect (-)

15b) Comments The site is located entirely 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 BDC site assessment does not state whether the site is on greenfield land or previously developed land.

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

---

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

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 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

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

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 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

---

*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 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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

---

#### **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

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

### 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 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.

### 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 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, 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

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, 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

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 form.

### 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.

*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

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

#### **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.

*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.

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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained by a residential 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

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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.

---

### 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 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.

Site ID

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

---

*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

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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, 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:

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

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, 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:

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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

### 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. 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 care with height and layout and the retention of trees.

### 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

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, 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

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, 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

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 communitiy facilities as per BDC site assessment form.

### 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:

*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.

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 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

*Broadband availability*

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

5f) Comments Fibre upgrade planned by 2019.

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 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.

*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.

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 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.

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

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 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.

*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.

Site ID

HASA 288

Area (Ha):

16.13

No. of dwellings

0

Site Name

Land adjoining the west of Bluebridge Ind Est, Halstead

### *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 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.

### 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.

*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

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, 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: 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.

*Broadband availability*

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

5f) Comments Fibre service available or planned by 2016.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, 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 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.

##### *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.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

---

### 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.

---

### 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 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

*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.

**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.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, 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 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: 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.

### 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.

*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

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, 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: 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.

*Broadband availability*

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

5f) Comments: Fibre service available or planned by 2019.

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 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.

##### *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.

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 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.

---

### 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 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

*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.

---

**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.

---

Site ID

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

*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: 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 communitiy facilities as per BDC site assessment form.

### 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.

*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.

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 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.

*Broadband availability*

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

5f) Comments: Fibre service available or planned by 2019.

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 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.

##### *Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained from a cul de sac.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: effects for all sites remain uncertain until water cycle study is updated.

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 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 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.

---

### 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 (98.26%) 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 on greenfield land as per BDC site assessment form.

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

---

*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

HASA 513

Area (Ha):

3.22

No. of dwellings

104

Site Name

Central Park, Colchester 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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HASA 513

Area (Ha):

3.22

No. of dwellings

104

Site Name

Central Park, Colchester Road, 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:

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

HASA 513

Area (Ha):

3.22

No. of dwellings

104

Site Name

Central Park, Colchester Road, 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:

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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

HASA 513

Area (Ha):

3.22

No. of dwellings

104

Site Name

Central Park, Colchester Road, Halstead

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

HASA 513

Area (Ha):

3.22

No. of dwellings

104

Site Name

Central Park, Colchester Road, Halstead

---

### 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 3.72% of the site 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

HASA 513

Area (Ha):

3.22

No. of dwellings

104

Site Name

Central Park, Colchester Road, Halstead

---

*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 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, 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: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development as per BDC site assessment form.

### 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.

*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

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Peverel

#### 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Peverel

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No highway issues identified. Access can be gained by a residential road.

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Peverel

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Pevel

---

### 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 Only a small proportion of the site (24.11%) 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 majority of the site (99.39%) 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.

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Peverel

---

*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 315

Area (Ha):

15.96

No. of dwellings

432

Site Name

Land at Woodend Farm, 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 to existing community facilities as per BDC site assessment forms.

### 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 432 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.

*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

HATF 315

Area (Ha):

15.96

No. of dwellings

432

Site Name

Land at Woodend Farm, London Road, Witham

#### **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 away from an existing employment area.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

HATF 315

Area (Ha):

15.96

No. of dwellings

432

Site Name

Land at Woodend Farm, London Road, Witham

### 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 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 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.

##### *Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access gained by A12 slip road.

Site ID

HATF 315

Area (Ha):

15.96

No. of dwellings

432

Site Name

Land at Woodend Farm, London Road, Witham

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### 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: 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 a number of listed buildings close to the site, however the impacts on these were not assessed by the BDC site visit 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 The site does not fall within a SPZ.

Site ID

HATF 315

Area (Ha):

15.96

No. of dwellings

432

Site Name

Land at Woodend Farm, London Road, Witham

*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 (13.06%) 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 majority of the site (99.96%) 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

HATF 315

Area (Ha):

15.96

No. of dwellings

432

Site Name

Land at Woodend Farm, London Road, Witham

*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 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 agricultral 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill 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:

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

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill 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: 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

---

**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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, 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:

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

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, 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:

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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

---

### 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:

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments:

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

---

*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 299

Area (Ha):

0.81

No. of dwellings

30

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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HATR 299

Area (Ha):

0.81

No. of dwellings

30

Site Name

Harrison Works, Kings Road, 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:

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

HATR 299

Area (Ha):

0.81

No. of dwellings

30

Site Name

Harrison Works, Kings Road, 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:

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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

HATR 299

Area (Ha):

0.81

No. of dwellings

30

Site Name

Harrison Works, Kings Road, Halstead

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

HATR 299

Area (Ha):

0.81

No. of dwellings

30

Site Name

Harrison Works, Kings Road, Halstead

---

### 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: 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

HATR 299

Area (Ha):

0.81

No. of dwellings

30

Site Name

Harrison Works, Kings Road, Halstead

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

---

### 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

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, 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:

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

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, 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: 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

---

*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.

### 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.

*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

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, 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: 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 safe gaurding area.

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

5c) Effect: Positive effect (+)

5d) Comments The site is located within 800m of Broton Drive Ind Area.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, 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: 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.

*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.

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, Halstead

### 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.

### 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 significant proportion (26.17%) of the site falls within SPZ3.

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, Halstead

*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 A very small proportion of the site (1.98%) 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 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 (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.

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, 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 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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, 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:

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

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, 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: 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

---

**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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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. The site has a marginal impact on the conservation area. It is unknown whether mitigation or enhancement is possible.

### 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

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions 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

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions 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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

---

### 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

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

### 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 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: NOT ASSESSED

12b) Comments

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

---

### 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

---

*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 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.

**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 &amp; Feering Health Centre.

*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: Positive effect (+)

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

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service either available or planned in the site by 2019.

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

**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 service.

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

*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.

**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 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow 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 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

*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:

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 335

Area (Ha):

10.12

No. of dwellings

243

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.

**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: 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: Positive effect (+)

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

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

243

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

#### **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 Ind Area.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre upgrade planned by 2019.

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

243

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

### 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.

##### *Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Unsure where access could be gained as per BDC site assessment form.

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

243

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

### 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: Uncertain 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: Negative effect (-)

10b) Comments: There is a conservation area within the vicinity of the site, but the impacts on this has 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

243

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

---

### 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 (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 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.

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

243

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

---

*Visually Important Spaces*

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

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

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*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**

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*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

KELV 337

Area (Ha):

23.02

No. of dwellings

269

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.

### 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 269 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.

*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

KELV 337

Area (Ha):

23.02

No. of dwellings

269

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

#### **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 mineral safe guarding 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.

*Broadband availability*

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

5f) Comments Fibre upgrade planned by 2019.

Site ID

KELV 337

Area (Ha):

23.02

No. of dwellings

269

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

### 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.

##### *Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access gained from straight road.

Site ID

KELV 337

Area (Ha):

23.02

No. of dwellings

269

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

---

### 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 settlement and maintaining a gap adjacent to the heritage areas.

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### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

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##### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

---

Site ID

KELV 337

Area (Ha):

23.02

No. of dwellings

269

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

*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 (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.

**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.

Site ID

KELV 337

Area (Ha):

23.02

No. of dwellings

269

Site Name

Land at London Road, between Crabb's Lane and Church Street, 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 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 (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 sit is not located on contaminated land.

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 form.

### 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:

*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

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

#### **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:

*Broadband availability*

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

5f) Comments: Fibre service is either available or planned by 2019.

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

### 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.

*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.

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood 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 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.

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) 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 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.

---

*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.

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

---

*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.

### 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.

*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

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

**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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No highway issue identified. Access can be gained by a single carriage way.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

---

### 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.

---

### 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 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

*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.

---

**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.

---

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

*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

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 community facilities as per BDC site assessment form.

### 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 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.

*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

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

### 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.

*Highways access information*

8e) Effect: Negative effect (-)

8f) Comments: Access is difficult. Road is narrow and winding.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

---

### 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: 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.

---

### 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 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

*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.

**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.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

*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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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 adjacent to a conservation area and there are several listed buildings within the vicinity of the site. Potential impacts to the conservation area could be significant. The BDC form states that the lowering of the ground level would help reduce the impact of development, but this would require substantial earthworks and so mitigation is unlikely to be feasible.

### 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

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

*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

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

*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

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.

### 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.

*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

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service is available.

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 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.

##### *Highways access information*

8e) Effect: Negative effect (-)

8f) Comments: Access is difficult as it is gained by a narrow dirt track.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 is located 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 The majority of the site (99.99%) 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 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.

Site ID

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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

#### **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

RIDG 357

Area (Ha):

2.31

No. of dwellings

46

Site Name

Land north of Drury Lane, South of Chapel Road, Ridgewell

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) 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

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) 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

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

---

### 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

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

### 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:

##### *Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

---

### 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.

---

### 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 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, 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 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, 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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

#### **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

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

### 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

---

*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

RIVE 363

Area (Ha):

6.85

No. of dwellings

0

Site Name

Burghey Brook Farm, London 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: No / negligible effect (0)

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

### 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

*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

RIVE 363

Area (Ha):

6.85

No. of dwellings

0

Site Name

Burghey Brook Farm, London Road, Rivenhall

#### **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

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

RIVE 363

Area (Ha):

6.85

No. of dwellings

0

Site Name

Burghey Brook Farm, London Road, Rivenhall

### 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.

##### *Highways access information*

8e) Effect: Negative 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.

Site ID

RIVE 363

Area (Ha):

6.85

No. of dwellings

0

Site Name

Burghey Brook Farm, London Road, Rivenhall

---

### 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

There are several listed buildings 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

RIVE 363

Area (Ha):

6.85

No. of dwellings

0

Site Name

Burghey Brook Farm, London Road, 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: 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

---

**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.

---

Site ID

RIVE 363

Area (Ha):

6.85

No. of dwellings

0

Site Name

Burghey Brook Farm, London Road, Rivenhall

*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: 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

RIVE 364

Area (Ha):

6.03

No. of dwellings

0

Site Name

Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, 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:

1b) 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

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

3e) Effect:

3f) Comments

Site ID

RIVE 364

Area (Ha):

6.03

No. of dwellings

0

Site Name

Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End

#### **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

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

RIVE 364

Area (Ha):

6.03

No. of dwellings

0

Site Name

Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End

### 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 located within a relevant SSSI impact risk zone for employment 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: 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: 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.

Site ID

RIVE 364

Area (Ha):

6.03

No. of dwellings

0

Site Name

Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End

---

### 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.

---

### 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 364

Area (Ha):

6.03

No. of dwellings

0

Site Name

Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall 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: 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: 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 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.

---

Site ID

RIVE 364

Area (Ha):

6.03

No. of dwellings

0

Site Name

Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall 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 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 (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 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.

### 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:

*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

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

#### **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

*Broadband availability*

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

5f) Comments Fibre service available.

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 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 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.

##### *Highways access information*

8e) Effect: Negative effect (-)

8f) Comments: Vehicular access may be possible, but may require a new access form A12.

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 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.

---

### 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 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

*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

---

**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.

---

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

*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

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:

### 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

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

3e) Effect:

3f) Comments

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access is possible off Rickstones Road, however this would need to be demonstrated. Rickstones road is a residential road but is winding in parts.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

---

### 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 Elm Hall 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 are some listed buildings within the vicinity of the site, however the impacts on these 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 The site does not fall within a SPZ.

---

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

*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.

**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.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

*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.

**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.

### 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.

*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

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained by residential road to A12 junction.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

---

### 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.

---

### 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 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

*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.

**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.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

*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 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.

### 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.

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

3e) Effect: Uncertain effect (?)

3f) Comments: The net increase or loss of public open space has 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 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 store.

*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 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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access may be possible however the road is narrow and rural, and may require widening.

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

---

### 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.

---

### 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 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

*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.

---

**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

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

*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 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.

### 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.

*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

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

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 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.

*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.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 tiny proportion of the site (0.30%) 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 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 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 The site is located on previously developed land as per BDC site assessment form.

Site ID

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

---

*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.

### 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.

*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

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

#### **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.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

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 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.

*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.

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 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 primay 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (52.69%) 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: 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 located within the proposed extension to Dedham Vale AONB.

---

*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.

Site ID

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

---

*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

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.

### 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.

*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

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

#### **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.

*Broadband availability*

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

5f) Comments Fibre upgrade planned between 2016 to 2019.

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 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.

##### *Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained by a single carriageway.

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 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.

---

### 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.

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

*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.

**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.

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church 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: 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

#### **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

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

### 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

#### **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

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

### 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, however the impacts 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:

NOT ASSESSED

12b) Comments

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

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 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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.

### 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 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), 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 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), 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 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:

### 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:

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

3e) Effect: NOT ASSESSED

3f) 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 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

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) 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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

---

*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:

### 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:

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

3e) Effect: NOT ASSESSED

3f) 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 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

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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

##### *Capacities in sewage network*

12c) Effect:

NOT ASSESSED

12d) 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 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

---

*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.

**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.

*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

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

#### **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.

*Broadband availability*

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

5f) Comments: Fibre upgrade planned between 2016 to 2019.

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

### 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.

*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.

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

---

### 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 (9.10%) 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.

---

### 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 (97.07%) is in an area of moderate sensitivity of 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.

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

---

*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 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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments



Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

### 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. 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: NOT ASSESSED

12b) Comments

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

---

*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 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypts 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.

**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.

*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

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access by Boars Tye Road.

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

---

### 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.

---

### 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.

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

#### **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

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

### 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 adjacent to a conservation area. No significant impact on the heritage asset as the site slopes away. Low density development could be used to enhance the 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

---

### 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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) 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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

---

*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 395

Area (Ha):

1.22

No. of dwellings

25

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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

#### **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

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

### 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 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: NOT ASSESSED

12b) Comments

##### *Capacities in sewage network*

12c) Effect: NOT ASSESSED

12d) Comments

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

---

### 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) Comments

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

---

*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.

### 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.

*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

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

#### **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 from.

*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.

*Broadband availability*

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

5f) Comments: Fibre service planned by 2019 in the majority of the site.

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

### 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: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

*Distance to and regularity of public transport*

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of several bus stops in Bradwell, and Bradwell is served by a service which runs everyday.

*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.

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

---

### 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 (63.93%) is 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 The majority of the site (99.93%) 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 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 greenfield land as per BDC site assessment form.

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

---

*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.

### 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.

*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

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 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.

*Broadband availability*

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

5f) Comments Fibre service is either available or planned by 2019.

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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained by a single carriage way.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (48.46%) is 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 The majority of the site (95.97%) 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 development as per BDC site assessment form.

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

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) 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 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

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

*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

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) 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 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.

---

### 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

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

*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

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

#### **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

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

### 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:

*Distance to and regularity of public transport*

8c) Effect: NOT ASSESSED

8d) Comments:

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, 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: 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

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

*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

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stinstead

---

#### **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

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stistead

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stistead

---

### 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.

---

### 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

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stisted

*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

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stistead

*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 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) 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 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

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 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) 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 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 There are several listed buildings within the site and surrounding it. Infill development would be inappropriate, however mitigation may be possible through landscaping.

### 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

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 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

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: NOT ASSESSED

15f) 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

---

*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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

---

### 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

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

### 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:

*Highways access information*

8e) Effect: NOT ASSESSED

8f) Comments:

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

---

**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

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, 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 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, 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

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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

---

### 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

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

### 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:

*Distance to and regularity of public transport*

8c) Effect: NOT ASSESSED

8d) Comments:

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White 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

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White 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

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White 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

WITC 421

Area (Ha):

3.06

No. of dwellings

70

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), 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:

NOT ASSESSED

1b) 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

70

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

#### **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

70

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

### 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:

### 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:

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

70

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

### 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 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:

NOT ASSESSED

12b) Comments

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

70

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

*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.

---

**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

WITC 421

Area (Ha):

3.06

No. of dwellings

70

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

*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

WITC 424

Area (Ha):

0.79

No. of dwellings

40

Site Name

8 Collingwood 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:

### 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

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

3e) Effect:

NOT ASSESSED

3f) Comments

Site ID

WITC 424

Area (Ha):

0.79

No. of dwellings

40

Site Name

8 Collingwood Road

---

### 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 424

Area (Ha):

0.79

No. of dwellings

40

Site Name

8 Collingwood Road

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

WITC 424

Area (Ha):

0.79

No. of dwellings

40

Site Name

8 Collingwood Road

### 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. The presence of mature trees contributes to the significance of the conservation area. Sympathetic design and appropriate materials along with the retention of the mature trees 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:

NOT ASSESSED

12b) Comments

Site ID

WITC 424

Area (Ha):

0.79

No. of dwellings

40

Site Name

8 Collingwood 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

WITC 424

Area (Ha):

0.79

No. of dwellings

40

Site Name

8 Collingwood 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

Site ID

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill 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: NOT ASSESSED

1b) 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:

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

3e) Effect: NOT ASSESSED

3f) Comments:

Site ID

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

### 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

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

### 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

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

Site ID

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

### 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 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 appearance/setting of conservation but enhancement can be achieved by ensuring sympathetic design, layout and materials in any new development within the conservation area.

### 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 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

*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 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

*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 426

Area (Ha):

6.48

No. of dwellings

130

Site Name

Land to north west of Conrad 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 to existing community facilities as per site assessment form.

### 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 delivery of 130 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.

*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

WITN 426

Area (Ha):

6.48

No. of dwellings

130

Site Name

Land to north west of Conrad Road, Witham

#### **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 but is more than 800m away from 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 to an existing employment site.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

WITN 426

Area (Ha):

6.48

No. of dwellings

130

Site Name

Land to north west of Conrad Road, Witham

### 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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No highway issues identified. Access can be gained by the main Witham to Braintree road and Conrad road.

Site ID

WITN 426

Area (Ha):

6.48

No. of dwellings

130

Site Name

Land to north west of Conrad Road, Witham

### 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: The site is within 400m 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: The site is in the vicinity of several listed buildings and Faulkbourne Hall registered park and garden, 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

WITN 426

Area (Ha):

6.48

No. of dwellings

130

Site Name

Land to north west of Conrad Road, Witham

---

### 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 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.

---

### 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 (83.32%) falls 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 development as per BDC site assessment form.

Site ID

WITN 426

Area (Ha):

6.48

No. of dwellings

130

Site Name

Land to north west of Conrad Road, Witham

---

*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

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 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.

**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.

*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

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 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

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 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.

##### *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.

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 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.

---

### 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 428

Area (Ha):

60.23

No. of dwellings

1,500

Site Name

Land at Cressing Road, North of Elm Hall Cottages, Witham/Rivenhall

*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.

---

**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.

---

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

*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 2 agricultural land.

*Remediation of contaminated land*

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

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

## **Appendix 7**

Detailed assessment forms for preferred housing and mixed use site allocations

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.

### 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.

*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

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

#### 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

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access can be gained, however this is by a narrow, single carriage.

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

### 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.

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

---

### 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 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 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: Negative effect (-)

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

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

---

*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

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.

### 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 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.

*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

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

#### **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.

*Broadband availability*

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

5f) Comments: Fibre broadband available.

Site ID

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

### 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 designates 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 all railway stations provide a frequent service.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained via a single carriage.

Site ID

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, 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 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 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 does not fall within a SPZ.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

---

### 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.

---

*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 .

Site ID

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

---

*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

95

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:

### 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

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

3e) Effect:

3f) Comments

Site ID

BCBG 550

Area (Ha):

4.36

No. of dwellings

95

Site Name

Braintree Tennis Club off Clockhouse Way

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BCBG 550

Area (Ha):

4.36

No. of dwellings

95

Site Name

Braintree Tennis Club off Clockhouse Way

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

Site ID

BCBG 550

Area (Ha):

4.36

No. of dwellings

95

Site Name

Braintree Tennis Club off Clockhouse 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BCBG 550

Area (Ha):

4.36

No. of dwellings

95

Site Name

Braintree Tennis Club off Clockhouse Way

---

### 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.

---

*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.

Site ID

BCBG 550

Area (Ha):

4.36

No. of dwellings

95

Site Name

Braintree Tennis Club off Clockhouse Way

---

*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

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:

1b) 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

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

3e) Effect:

3f) 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 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

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 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.

*Highways access information*

8e) Effect: Positive effect (+)

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

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 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.

---

### 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 (98.27%) 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 on greenfield land as per BDC site assessment form.

Site ID

BLAN 115

Area (Ha):

3.98

No. of dwellings

97

Site Name

Land at Bakers Lane and London Road, Black Notley

---

*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

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.

### 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.

*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.

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 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 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 more than 800m from an existing employment area.

*Broadband availability*

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

5f) Comments: Fibre service available.

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 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access is via a single carriageway but is subject to visibility splay.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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 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: Uncertain effect (?)

15b) Comments The majority of the site (98.06%) 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 form.

Site ID

BOCN 134

Area (Ha):

2.07

No. of dwellings

100

Site Name

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

---

*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 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.

### 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.

*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.

Site ID

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

#### 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

### 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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

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

Site ID

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

---

### 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.

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Uncertain 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.

Site ID

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

---

*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

BOCS 140

Area (Ha):

11.54

No. of dwellings

136

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.

### 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 136 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: Negative effect (-)

3d) Comments: 1 criteria met: Within 300m of River Brian Walk

*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.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

136

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

#### **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: 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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

136

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

### 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:

Significant positive effect (++)

8d) Comments

The site is within 400m of several bus stops and Bocking South is served by a frequent service.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Highway access can be gained from Rayne Road, however access is by a single track.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

136

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

136

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

---

### SA objective 13:

#### To reduce the risk of flooding

*Sites within an area of high flood risk*

13a) Effect: Negative effect (-)

13b) Comments 16.31% 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 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 The majority of the site (95.30%) 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 on greenfield land as per BDC site assessment.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

136

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

---

*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

BOS16

Area (Ha):

0.67

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:

### 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

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

3e) Effect:

3f) Comments

Site ID

BOS16

Area (Ha):

0.67

No. of dwellings

10

Site Name

Land at Harkilees Way

#### 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 does not fall 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 Springwood Ind Estate.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BOS16

Area (Ha):

0.67

No. of dwellings

10

Site Name

Land at Harkilees Way

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

Site ID

BOS16

Area (Ha):

0.67

No. of dwellings

10

Site Name

Land at Harkilees 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BOS16

Area (Ha):

0.67

No. of dwellings

10

Site Name

Land at Harkilees Way

---

### 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.

---

*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.

Site ID

BOS16

Area (Ha):

0.67

No. of dwellings

10

Site Name

Land at Harkilees Way

---

*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.

### 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 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.

*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

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

#### 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.

*Broadband availability*

5e) Effect:

No / negligible effect (0)

5f) Comments

No work currently planned but download speeds of 2 Mbps should be available.

Site ID

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

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

Site ID

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

---

### 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.

---

*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.

Site ID

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

---

*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

BRC34

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:

### 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

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

3e) Effect:

3f) Comments

Site ID

BRC34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South 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.

*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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

BRC34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South 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: 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.

*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.

Site ID

BRC34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BRC34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

---

### 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.

---

*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

Site ID

BRC34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

---

*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

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:

### 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

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

3e) Effect:

3f) 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

#### **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 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 and Land between East Street & Albert Road.

*Broadband availability*

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

5f) Comments Fibre service available.

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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

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 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.

### 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

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

*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

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site ssesment 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: 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:

1b) 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

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

3e) Effect:

3f) Comments

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

#### 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study can be updated.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

---

### 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.

---

### 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 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.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

---

*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

BRC77

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:

### 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

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

3e) Effect:

3f) Comments

Site ID

BRC77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

BRC77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

Site ID

BRC77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

### 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 wntirely within SPZ2.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BRC77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

---

### 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.

---

### 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.

Site ID

BRC77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

---

*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

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.

### 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

*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

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

#### 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

*Broadband availability*

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

5f) Comments: Fibre service available in the majority of the site.

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

### 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.

*Highways access information*

8e) Effect: Negative effect (-)

8f) Comments: No vehicular access to the site. Access can be gained by footpath only.

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

---

### 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.

---

*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.

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

---

*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

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.

### 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.

*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.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

#### **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.

*Broadband availability*

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

5f) Comments: Fibre upgrade planned by 2019.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access can be gained subject to Highways view.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

---

### 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.

---

### 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.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

*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 (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.

**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.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

*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: 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.

### 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.

*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

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

#### 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.

*Broadband availability*

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

5f) Comments: Fibre service planned.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

### 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.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Vehicular access could possibly be gained from adjoining parcel however this is uncertain.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

---

### 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: 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.

---

*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.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

---

*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

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.

### 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.

*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 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

#### **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.

*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 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

### 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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

Access to the site can be gained via a single carriage.

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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

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 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: Positive effect (+)

15b) Comments The site is almost entirely (99.40%) 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.

Site ID

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

---

*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 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.

### 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.

*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.

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

#### **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.

*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 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

### 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.

*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.

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

### 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 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

---

### 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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (81.01%) is located less than 200m away from 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: Uncertain effect (?)

15b) Comments The majority of the site (98.71%) 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 in 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.

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

---

*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 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery, 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:

**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

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

3e) Effect:

3f) Comments

Site ID

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery, West Street, Coggeshall

#### **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, Coggeshall

### 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 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.

Site ID

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery, West Street, Coggeshall

### 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.

### 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: Uncertain effect (?)

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

Site ID

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery, West Street, Coggeshall

---

### 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.

---

### 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 (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.

Site ID

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery, West Street, Coggeshall

---

*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 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.

### 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.

*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

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

#### 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.

*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

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

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

Site ID

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

---

### 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.

---

*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.

Site ID

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

---

*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

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.

### 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.

*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

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service planned.

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 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.

*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

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

*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.

**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

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

*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.

**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.

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

*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.

**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

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.

### 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.

*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

GNNB 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

#### **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.

*Broadband availability*

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

5f) Comments Fibre service available.

Site ID

GNNB 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

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

Site ID

GNBN 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

GNBN 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

---

### 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 very small proportion of the site (1.55%) 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 A significant proportion of the site (66.14%) falls 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 The majority of the site (99.28%) falls 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 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.

Site ID

GNNB 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

---

*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

Group A

Area (Ha):

114.82

No. of dwellings

2,000

Site Name

BLAN 110, 114, 116 &amp; 117

**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 2,000 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

**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 2,000 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

*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.

Site ID

Group A

Area (Ha):

114.82

No. of dwellings

2,000

Site Name

BLAN 110, 114, 116 & 117

#### **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

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments: Within 800 m 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

*Broadband availability*

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

5f) Comments: Fibre broadband available

Site ID

Group A

Area (Ha):

114.82

No. of dwellings

2,000

Site Name

BLAN 110, 114, 116 & 117

### 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 2,000 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 2,000 houses, therefore assumed to incorporate a new bus stop with at least infrequent service.

*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

Site ID

Group A

Area (Ha):

114.82

No. of dwellings

2,000

Site Name

BLAN 110, 114, 116 & 117

### 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 2,000 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: Effects for all sites remain uncertain until Water Cycle Study is updated.

Site ID

Group A

Area (Ha):

114.82

No. of dwellings

2,000

Site Name

BLAN 110, 114, 116 & 117

---

### 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

---

*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.

Site ID

Group A

Area (Ha):

114.82

No. of dwellings

2,000

Site Name

BLAN 110, 114, 116 & 117

---

*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

Area (Ha):

67.36

No. of dwellings

1,000

Site Name

BOCN123, BOCN127, BOCN132 - Land east of Broad Road, 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: The effect on community facilities has not been assessed by the BDC site visits. No loss of existing facilities per BDC site visit forms. Estimated housing capacity of 1,000 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

### 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 1,000 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: 1 criteria met; within 300m of the River Blackwater South SANG.

*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.

Site ID

Group J

Area (Ha):

67.36

No. of dwellings

1,000

Site Name

BOCN123, BOCN127, BOCN132 - Land east of Broad Road, Strategic Growth Location

#### **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: Significant negative effect (--)

5b) Comments: A significant proportion of the site (92.17%) is on a minerals 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.

*Broadband availability*

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

5f) Comments: Fibre service available in majority of the site.

Site ID

Group J

Area (Ha):

67.36

No. of dwellings

1,000

Site Name

BOCN123, BOCN127, BOCN132 - Land east of Broad Road, Strategic Growth Location

### 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 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: Significant positive effect (++)

7b) Comments: The site is within 400m of several bus stops. Estimated housing capacity of 1,000 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: 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. Estimated housing capacity of 1,000 houses, therefore assumed to incorporate a bus stop with a frequent service.

*Highways access information*

8e) Effect: Negative effect (-)

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

Site ID

Group J

Area (Ha):

67.36

No. of dwellings

1,000

Site Name

BOCN123, BOCN127, BOCN132 - Land east of Broad Road, Strategic Growth Location

### 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 2,210 houses, therefore assumed to incorporate a new primary school. The site is also within 800m 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 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: The site is adjoining a conservation area and several listed buildings, 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: An insignificant proportion of the site (13.91%) falls within SPZ2.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: Effects for all sites remain uncertain until water cycle study can be updated.

Site ID

Group J

Area (Ha):

67.36

No. of dwellings

1,000

Site Name

BOCN123, BOCN127, BOCN132 - Land east of Broad Road, Strategic Growth Location

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### 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: Negative effect (-)

15b) Comments A significant proportion of the site (31.27%) 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 within the proposed extension to Dedham Vale AONB.

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

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

Site ID

Group J

Area (Ha):

67.36

No. of dwellings

1,000

Site Name

BOCN123, BOCN127, BOCN132 - Land east of Broad Road, Strategic Growth Location

---

*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.

---

**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 (39.91%) is located on grade 1 or grade 2 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

Group K

Area (Ha):

23.48

No. of dwellings

600

Site Name

BOS6 and BOS8, Land West of Panfield Lane

**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 (advised by client that BOCN 137 SHLAA form also applies to Group K).

**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 600 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 Braintree Community Hospital and St Michael's Hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria met.

*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 (advised by client that BOCN 137 SHLAA form also applies to Group K).

Site ID

Group K

Area (Ha):

23.48

No. of dwellings

600

Site Name

BOS6 and BOS8, Land West of Panfield Lane

#### **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 (advised by client that BOCN 137 SHLAA form also applies to Group K).

*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 Springwood Ind Estate.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

Group K

Area (Ha):

23.48

No. of dwellings

600

Site Name

BOS6 and BOS8, Land West of Panfield Lane

### 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 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 mostly 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 that are served by a frequent service.

*Highways access information*

8e) Effect: Positive effect (+)

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

Site ID

Group K

Area (Ha):

23.48

No. of dwellings

600

Site Name

BOS6 and BOS8, Land West of Panfield Lane

### 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 John Bunyan Infant School and Nursery and John Bunyan Junior School.

##### *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.

### 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: An insignificant proportion of the site (4.61%) 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.

Site ID

Group K

Area (Ha):

23.48

No. of dwellings

600

Site Name

BOS6 and BOS8, Land West of Panfield Lane

---

### 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.

---

### 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 falls entirely 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 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 (advised by client that BOCN 137 SHLAA form also applies to Group K).

Site ID

Group K

Area (Ha):

23.48

No. of dwellings

600

Site Name

BOS6 and BOS8, Land West of Panfield Lane

---

*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 within a country park.

---

**SA objective 16:**

**To safeguard and enhance the quality of soil**

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*Loss of good quality agricultural land*

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site (71.66%) is 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

Group L

Area (Ha):

76.76

No. of dwellings

1,000

Site Name

FEER230, FEER232, FEER233 Strategic Growth Location, Land south of Feering/west of A12

### 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.

### 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 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.

*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 from.

Site ID

Group L

Area (Ha):

76.76

No. of dwellings

1,000

Site Name

FEER230, FEER232, FEER233 Strategic Growth Location, Land south of Feering/west of A12

#### 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

Group L

Area (Ha):

76.76

No. of dwellings

1,000

Site Name

FEER230, FEER232, FEER233 Strategic Growth Location, Land south of Feering/west of A12

### 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 950 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 950 dwellings, therefore also assumed to incorporate a bus stop with at least an infrequent service.

Site ID

Group L

Area (Ha):

76.76

No. of dwellings

1,000

Site Name

FEER230, FEER232, FEER233 Strategic Growth Location, Land south of Feering/west of A12

*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 950 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.

**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 (0.35%) falls within SPZ 1.

Site ID

Group L

Area (Ha):

76.76

No. of dwellings

1,000

Site Name

FEER230, FEER232, FEER233 Strategic Growth Location, Land south of Feering/west of A12

*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 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.

**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 (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.

Site ID

Group L

Area (Ha):

76.76

No. of dwellings

1,000

Site Name

FEER230, FEER232, FEER233 Strategic Growth Location, Land south of Feering/west of A12

*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 (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

Area (Ha):

18.71

No. of dwellings

450

Site Name

HATF315 HATF316 Land at Woodend Farm, 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 to existing community facilities as per BDC site assessment forms.

### 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: The site is more than 800m away 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.

*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

Group M

Area (Ha):

18.71

No. of dwellings

450

Site Name

HATF315 HATF316 Land at Woodend Farm, London Road, Witham

#### 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 away from an existing employment area.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

Group M

Area (Ha):

18.71

No. of dwellings

450

Site Name

HATF315 HATF316 Land at Woodend Farm, London Road, Witham

### 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 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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access gained by A12 slip road.

Site ID

Group M

Area (Ha):

18.71

No. of dwellings

450

Site Name

HATF315 HATF316 Land at Woodend Farm, London Road, Witham

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### SA objective 9:

#### To improve the education and skills of the population

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##### *Distance to a primary school*

9a) Effect: Negative effect (-)

9b) Comments The site is not within 800m of a primary school.

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##### *Distance to a secondary school*

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

9d) Comments The site is within 2.4km of Maltings Academy.

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### SA objective 10:

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

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##### *Impacts on historic environment and heritage assets*

10a) Effect: Uncertain effect (?)

10b) Comments There are a number of listed buildings close to the site, however the impacts on these were not assessed by the BDC site visit forms.

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### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

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##### *Groundwater Source Protection Zone (SPZ)*

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

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

Site ID

Group M

Area (Ha):

18.71

No. of dwellings

450

Site Name

HATF315 HATF316 Land at Woodend Farm, London Road, Witham

*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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (25.87%) 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 majority of the site (99.99%) 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

Group M

Area (Ha):

18.71

No. of dwellings

450

Site Name

HATF315 HATF316 Land at Woodend Farm, London Road, Witham

*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 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 agricultral 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:

1b) 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

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

3e) Effect:

3f) Comments

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South 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 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.

*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.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South 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: 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to 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 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.

### 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.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

*Capacities in sewage network*

12c) Effect:

12d) Comments

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**SA objective 13:**

**To reduce the risk of flooding**

*Sites within an area of high flood risk*

13a) Effect:

13b) Comments

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**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 N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

*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 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.

### 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.

*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

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 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.

*Broadband availability*

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

5f) Comments: Fibre service either available or planned in the site.

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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Vehicle access can be gained via a single carriage.

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 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.

### 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.

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

*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.

**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.

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

*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.

**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

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.

### 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.

*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

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

#### **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.

*Broadband availability*

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

5f) Comments No work currently planned but download speeds of 2 Mbps by 2016.

Site ID

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site from the village centre.

Site ID

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

### 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.

### 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

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

*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 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

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

*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 (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

20

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.

### 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 Elizabeth Courtauld Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

*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.

Site ID

HASA 286

Area (Ha):

0.92

No. of dwellings

20

Site Name

Greenways, Balls Chase, 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: 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

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

HASA 286

Area (Ha):

0.92

No. of dwellings

20

Site Name

Greenways, Balls Chase, 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. 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via an estate road cul de sac.

Site ID

HASA 286

Area (Ha):

0.92

No. of dwellings

20

Site Name

Greenways, Balls Chase, 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

HASA 286

Area (Ha):

0.92

No. of dwellings

20

Site Name

Greenways, Balls Chase, Halstead

---

### 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.

---

*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.

Site ID

HASA 286

Area (Ha):

0.92

No. of dwellings

20

Site Name

Greenways, Balls Chase, Halstead

---

*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.

### 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.

*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

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, 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: 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.

*Broadband availability*

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

5f) Comments: Fibre service available

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, 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: 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via an existing entrance.

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

### 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 care with height and layout and the retention of trees.

### 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.

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

*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 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.

---

**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.

---

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

*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.

**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 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.

### 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.

*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

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, 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: 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, 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 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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained via an estate road.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, 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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

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### 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 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 (86.86%) 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.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

---

*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 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.

### 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 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: Negative effect (-)

3d) Comments: 0 criteria met.

*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

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, 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: 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 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 Bluebridge Ind Estate.

*Broadband availability*

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

5f) Comments: Fibre service available.

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 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.

*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.

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 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 (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 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

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### 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: Positive effect (+)

15b) Comments The majority of the site (96.86%) 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 located on greenfield land as per BDC site assessment form.

Site ID

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

---

*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 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

HATF313

Area (Ha):

1.99

No. of dwellings

30

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 community facilities as per BDC site assessment form.

### 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 30 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.

*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

HATF313

Area (Ha):

1.99

No. of dwellings

30

Site Name

Sorrells Field

#### 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: Positive effect (+)

5d) Comments: The site is within 800m of Arla Dairy.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID	HATF313	Area (Ha):	1.99	No. of dwellings	30
Site Name	Sorrells Field				

**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 Peveral, 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.

*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.

Site ID

HATF313

Area (Ha):

1.99

No. of dwellings

30

Site Name

Sorrells Field

### 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 a SPZ.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

HATF313

Area (Ha):

1.99

No. of dwellings

30

Site Name

Sorrells Field

---

### 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 The site is located entirely 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.

---

*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.

Site ID

HATF313

Area (Ha):

1.99

No. of dwellings

30

Site Name

Sorrells Field

---

*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

HATR 309

Area (Ha):

1.75

No. of dwellings

1

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: Positive effect (+)

1b) Comments: The site is allocated for specialist housing thereby providing new community facilities.

### 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: A small part part of 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.

*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 land as per BDC site assessment form.

Site ID

HATR 309

Area (Ha):

1.75

No. of dwellings

1

Site Name

Blamsters area 3, 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: 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 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 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 Broton Drive and Factory Lane West/Kings Road 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

HATR 309

Area (Ha):

1.75

No. of dwellings

1

Site Name

Blamsters area 3, 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. 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 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 Halstead.

*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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access can be gained, however it is from a fast arterial road.

Site ID

HATR 309

Area (Ha):

1.75

No. of dwellings

1

Site Name

Blamsters area 3, 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 Holy Trinity Church of England (Voluntary Controlled) Primary School Halstead. 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: Significant positive effect (++)

9d) Comments The site is within 2.4km of The Ramsey College. 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: Negative effect (-)

10b) Comments There is a listed building within the vicinity of the site. The site provides the setting for the heritage asset. Development may cause harm to the setting but could be mitigated through careful layout and design.

### 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

HATR 309

Area (Ha):

1.75

No. of dwellings

1

Site Name

Blamsters area 3, Halstead

*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.

**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 (94.72%) 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

HATR 309

Area (Ha):

1.75

No. of dwellings

1

Site Name

Blamsters area 3, 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: 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

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.

### 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.

*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

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

#### **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.

*Broadband availability*

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

5f) Comments: Fibre service either available or planned at the site.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access to the site can be gained via a cul de sac.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

---

### 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: 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: Positive effect (+)

15b) Comments The site is located entirely 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.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

---

*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 335

Area (Ha):

10.12

No. of dwellings

300

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.

### 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 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.

*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

KELV 335

Area (Ha):

10.12

No. of dwellings

300

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

#### 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 Ind Area.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre upgrade planned by 2019.

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

300

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Unsure where access could be gained as per BDC site assessment form.

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

300

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

### 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: Negative effect (-)

10b) Comments There is a conservation area within the vicinity of the site, but the impacts on this has 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

300

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

---

### 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 (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 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.

Site ID

KELV 335

Area (Ha):

10.12

No. of dwellings

300

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

---

*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

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 existing community facilities as per BDC site assessment form.

### 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: 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.

*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

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

#### 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 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: Significant positive effect (++)

5f) Comments: Fibre service available.

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 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 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 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 adjacent to Ridgewell, 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.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained subject to highways view.

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 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 Voluntary Aided 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.

### 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

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

*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 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.

---

*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

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

*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 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

SIBH 377

Area (Ha):

2.36

No. of dwellings

50

Site Name

Former Tanners Dairy, Prayors Hill, 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: No / negligible effect (0)

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

### 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: 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.

*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

SIBH 377

Area (Ha):

2.36

No. of dwellings

50

Site Name

Former Tanners Dairy, Prayors Hill, Sible Hedingham

#### 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 Rippers Court/Everitt Way and Rockways employment areas.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

SIBH 377

Area (Ha):

2.36

No. of dwellings

50

Site Name

Former Tanners Dairy, Prayors Hill, Sible Hedingham

### 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 risk zone. 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: Negative effect (-)

7b) Comments: The site is more than 400m from a bus stop and 800m from 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: Positive effect (+)

8b) Comments: The site is adjacent to Sible Hedingham, a village with services.

*Distance to and regularity of public transport*

8c) Effect: Negative effect (-)

8d) Comments: The site is more than 400m from a bus stop and 800m from a railway station.

*Highways access information*

8e) Effect: Positive effect (+)

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

Site ID

SIBH 377

Area (Ha):

2.36

No. of dwellings

50

Site Name

Former Tanners Dairy, Prayers Hill, Sible Hedingham

### SA objective 9:

#### To improve the education and skills of the population

##### *Distance to a primary school*

9a) Effect: Positive effect (+)

9b) Comments Part of the site is within St Peter's Church of England (Voluntary Controlled) Primary School Sible Hedingham

##### *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: 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 SPZ1.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

SIBH 377

Area (Ha):

2.36

No. of dwellings

50

Site Name

Former Tanners Dairy, Prayors Hill, Sible Hedingham

---

### 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 more than 200m from 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 majority of the site (75.70%) is located 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: Positive effect (+)

15f) Comments The site is located on previously developed land.

Site ID

SIBH 377

Area (Ha):

2.36

No. of dwellings

50

Site Name

Former Tanners Dairy, Prayors Hill, Sible Hedingham

---

*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 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

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.

### 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.

*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

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

#### 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 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a residential street.

Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver 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 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 a SPZ.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

---

### 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: Negative effect (-)

15b) Comments 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 The site is not located within the proposed extension to Deham 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 from.

Site ID

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

---

*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: 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

STEB 395

Area (Ha):

1.22

No. of dwellings

25

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 change to existing community facilities as per BDC site assessment form.

### 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 are met.

*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

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

#### 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 centrew 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 8km from an existing employment area.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

### 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:

Negative effect (-)

8d) Comments

The site is within 400m of several bus stops which are served by a poor service.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Access is possible subject to highways views.

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

### 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 Steeple Bumpstead.

##### *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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments: Effects for sites remain uncertain until water cycle study has been updated.

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

---

### 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 (0.07%) 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: 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 in 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.

Site ID

STEB 395

Area (Ha):

1.22

No. of dwellings

25

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

---

*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	WCH14	Area (Ha):	0.64	No. of dwellings	15
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:

### 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

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

3e) Effect:

3f) Comments

Site ID

WCH14

Area (Ha):

0.64

No. of dwellings

15

Site Name

Land at Newlands Centre Newland 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 a main town allocation 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 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.

*Broadband availability*

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

5f) Comments Fibre service either available or planned.

Site ID

WCH14

Area (Ha):

0.64

No. of dwellings

15

Site Name

Land at Newlands Centre Newland 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: 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 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

Site ID

WCH14

Area (Ha):

0.64

No. of dwellings

15

Site Name

Land at Newlands Centre Newland Street

### 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 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.

### 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

WCH14

Area (Ha):

0.64

No. of dwellings

15

Site Name

Land at Newlands Centre Newland Street

*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 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.

*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

WCH14

Area (Ha):

0.64

No. of dwellings

15

Site Name

Land at Newlands Centre Newland Street

*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: No / negligible effect (0)

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

Site ID

WETH414

Area (Ha):

0.24

No. of dwellings

9

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.

### 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: An allocation of 9 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.

*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

WETH414

Area (Ha):

0.24

No. of dwellings

9

Site Name

Land at Silver 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: 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 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.

*Broadband availability*

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

5f) Comments: Fibre broadband planned.

Site ID

WETH414

Area (Ha):

0.24

No. of dwellings

9

Site Name

Land at Silver 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:

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.

*Highways access information*

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained but road to site is narrow.

Site ID

WETH414

Area (Ha):

0.24

No. of dwellings

9

Site Name

Land at Silver Street

### 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 400m of Wethersfield Church of England (Voluntary Controlled) Primary School.

##### *Distance to a secondary school*

9c) Effect: Negative effect (-)

9d) Comments The site is more than 4.8km from an existing employment 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: 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

WETH414

Area (Ha):

0.24

No. of dwellings

9

Site Name

Land at Silver Street

---

### 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: 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 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.

Site ID

WETH414

Area (Ha):

0.24

No. of dwellings

9

Site Name

Land at Silver Street

---

*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 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

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), 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 changes to existing community facilities as per BDC site assessment form.

### 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 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 Collingwood Surgery, Krishnamurthy K & Partner and Fern House Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

*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.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

#### 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 Witham town, 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 a minerals safeguarding area.

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

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Freebournes/Perry Road Ind Estate.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

### 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: 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.

*Highways access information*

8e) Effect: Negative effect (-)

8f) Comments: Access may require additional land.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

### 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, Howbridge Church of England (Voluntary Controlled) Junior School Witham and 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.

### 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 The site does not fall within a SPZ.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

*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 A small proportion of the site is in flood zone 2 (0.07%) and flood zone 3 (0.73%).

**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 majority of the site (97.52%) 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 in the proposed extension to Dedham Vale AONB.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham

*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: Negative effect (-)

15h) Comments The majority of the site (89.34%) is located in 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: 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

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill 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: No change to existing community facilities as per BDC site assessment form.

### 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 Collingwood Surgery and Krishnamurthy K & Partner.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria met

*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

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

#### **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 a minerals safeguarding area.

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

5c) Effect:

Positive effect (+)

5d) Comments

The site is within 800m of Freebournes/Perry Road Ind Estate.

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

Site ID

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

### 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.

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments: Access needs to be negotiated with land owner.

Site ID

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

---

### 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: Positive 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 appearance/setting of conservation but enhancement can be achieved by ensuring sympathetic design, layout and materials in any new development within the conservation area.

---

### 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 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

*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 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.

---

*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

WITN 425

Area (Ha):

0.41

No. of dwellings

40

Site Name

No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est

*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 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 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

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 community woodland although not implemented.

### 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.

*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

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

#### 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.

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

### 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.

*Highways access information*

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained via a residential road.

Site ID

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

### 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 a SPZ.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

---

### 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 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 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 in 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.

Site ID

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

---

*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 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

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.

### 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.

*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

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

#### 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 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

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a residential road.

Site ID

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

### 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.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

---

### 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 SPZ.

---

### 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 100m 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.

---

*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.

Site ID

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

---

*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

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.

### 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.

*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.

Site ID

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

#### 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 800 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: Negative effect (-)

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

*Broadband availability*

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

5f) Comments: Fibre service available.

Site ID

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

### 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.

*Highways access information*

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained from Blunts Hall Road.

Site ID

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

### 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 a SPZ.

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

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

Site ID

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

---

### 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.

---

### 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.

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land.

Site ID

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

---

*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.

## **Appendix 8**

### Consultation comments on SA at 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><b>Organisation: Natural England (Ref: LPISR3)</b></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><b>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.</b></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>Noted.</p>
<p><b>Historic England (Ref. LPISR11)</b></p> <p>Section 1: Introduction English Heritage has updated its guidance on Sustainability Appraisals, which can be found online at: <a href="http://www.english-heritage.org.uk/publications/strategic-environmental-assessment-sustainability-appraisal-historic-environment/">www.english-heritage.org.uk/publications/strategic-environmental-assessment-sustainability-appraisal-historic-environment/</a> . An electronic copy will be emailed separately.</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: <a href="http://www.english-heritage.org.uk/publications/guidelines-and-standards/consultations/">www.english-heritage.org.uk/publications/guidelines-and-standards/consultations/</a> .</p> <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</p>	<p>Noted. LUC will make reference to this updated guidance, where relevant.</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> <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>

## Consultee comment

scheduled monuments (see: [www.english-heritage.org.uk/caring/heritage-at-risk](http://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.

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'.

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).

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.

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).

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.

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 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.

## LUC response

The wording of SA Objective 10 will be amended in line with Historic England's suggestion.

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.

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.

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:

*'...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...'*

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.

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.

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. At preferred options stage, sites will be subject to review by historic buildings experts at Essex County Council; the SA for the preferred sites will take account of any such evidence at that time.

## Consultee comment

## LUC response

The following broad steps might be of assistance in terms of selecting sites:

- 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

We would be happy to advise further on the above.

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.

References to the historic environment were made where we considered the potential exists for an effect on the historic environment.

### Organisation: Crest Strategic Projects Ltd (Ref: LPISR5)

Sustainability Scoping Report references:

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.

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.

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.

4. (Paragraph 5.73) It is agreed that the new Local Plan should include policies to reuse

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.

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.

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. 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 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). See response to point 5 of this representation below.

**Consultee comment****LUC response**

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.

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.

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.

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.

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.

**Organisation: N/A - Private individual (Ref: LPISR9)**

[the following represents a summary of the lengthy comments received]

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.

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.

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 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

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## LUC response

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.

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.

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 to work; but fail to consider whether other measures may compliment this approach and improve the robustness of the analysis.

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.

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 guidance in the NPPF.

### Organisation: B.B.B. Farms Ltd (Refs: LPISR22-23)

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

Stated approach is based on providing residents of new housing with the opportunity to access employment and is deemed reasonable.

Added new test to SA objective 5 based on actual and planned broadband availability.

The assessment framework identifies a minor negative effect re. SA objective 16 if a significant proportion of allocated land ( $\geq 25\%$ ) 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.

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.

The benefits for settlement vitality and service viability of allocating housing in or

## Consultee comment

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.

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?'

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.

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.

## LUC response

close to settlements with existing facilities are recognised via the assessment criteria for SA objective 4 set out in Appendix 3.

This has been addressed by changes to the site assessment criteria for SA objective 4, as described in response to LPISR9.

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:

'Will it provide a range of suitable employment sites to meet the needs of varying sizes and types of businesses?'

Already addressed by positive effect re. SA objective 5 for provision of homes in proximity to main employment areas.

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 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.

## Consultee comment

## LUC response

### Organisation: Galliard Homes Ltd (Ref: LPISR15)

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.

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 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.

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

In Chapter 2 (para. 2.6), the SA Scoping Report notes that:

*'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.'*

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.

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. 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.

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 Pre-submission 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

## Consultee comment

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.

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.

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.

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.

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 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.

7. Table 4.3 reflects a sensible approach to establishing the potential for significant effects,

## LUC response

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.

Baseline information will be updated, where appropriate, in the SA Report to accompany the Draft Plan.

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.

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.

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 Scoping Report:

'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.'

EIA screening guidance does not mention any sensitive areas in relation to social or

## Consultee comment

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.

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.

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.

### **Organisation: N/A – private individual (Ref: LPISR1)**

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 never remove the prevalence of personal transport) are a time-wasting, stressful daily irritant.

## LUC response

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.

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.

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.

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 and the A12.

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

Consultee comment	LUC response
<p><b>Organisation: Deputy Town Clerk Witham Town Council (Ref: LPISR2)</b>            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>institutions but that teaching standards are beyond its remit.</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><b>Organisation: N/A – Private individual (Ref. LPISR4)</b>            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><b>Organisation: Kelvedon Parish Council (Ref. LPISR6)</b>            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>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 are 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 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.</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. 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>
<p><b>Organisation: N/A – Private individual (Ref. LPISR7)</b>            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</p>	<p>This will be covered by assessing the performance of the Local Plan in relation to achievement of SA objective 6.</p>
<p><b>Organisation: N/A – Private individual (Ref. LPISR8)</b>            I would like to see an assessment of the impact of light pollution</p>	<p>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</p>

## Consultee comment

## LUC response

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.

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.

3.44 The document fails to take account of land drainage installed in arable field systems.

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.

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.

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.

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.

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.

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.

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.

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.

The Local Plan and SA will be informed by the best available evidence, which will comprise both factual information and expert judgement.

The consultee's opinion is noted.

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, that forms the basis of the 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.

Acknowledged - description changed to 'greater' rather than 'adequate'.

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

## Consultee comment

## LUC response

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.

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.

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.

### Organisation: Colchester Borough Council (Ref. LPISR12)

The range of issues and opportunities are well documented.

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 / 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.

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 '*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.*' 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.

Council's reasons for selecting certain alternatives and rejecting others, as well as how it has taken the findings of the SA into account.

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.

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.

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.

Noted.

LUC notes and agrees with these comments on the treatment of reasonable alternatives in the SA process.

Consultee comment	LUC response
<p>The Colchester Borough Council Local Plan Issues &amp; 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><b>Organisation: N/A – Private individual (Ref. LPISR16)</b> 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><b>Organisation: N/A – Private individual (Ref. LPISR17)</b> 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><b>Organisation: Braintree Group R.C.C.E – District Group of CPRE Essex (Ref. LPISR18)</b> 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, <b>we would like to congratulate those who compiled this report for producing an excellent document</b> which should under pin the developing Local Plan. In particular:</p> <ul style="list-style-type: none"> <li>- 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 .</li> <li>- We also support and promote the democratically accountable planning process and welcome the opportunity to engage in this process.</li> <li>- 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.</li> <li>- We understand that all over the Country, levels of 5 year housing stock are effectively being 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.</li> <li>- 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.</li> <li>- 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.</li> </ul> <p>The map on your websites showing the sites offered for development presents a terrifying</p>	<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

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. ROADS AND TRANSPORT

### Roads

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.

- 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.

### Sustainable Transport

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.

- 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 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.
- 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.

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

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.

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.

**Consultee comment****LUC response**

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.

**Organisation: Bradwell Parish Council (Ref. LPISR19)**

3.39 Fluvial Flooding Why is Bradwell not mentioned? River Blackwater runs right through Bradwell and many homes have flooded in the past.

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.

**Organisation: N/A – Private individual (Ref. LPISR20)**

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.

The consultee's views are noted. Where relevant, these issues will be considered through the SA process.

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.

I ask you to consider the following:

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 A120 dualling study between Braintree and Marks Tey is scheduled to start later this

**Consultee comment****LUC response**

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.

**Organisation: N/A – Private individual (Ref. LPISR21)**

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.

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 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.

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).

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.

The SA will draw on the most up to date evidence documents available at each stage of the SA process.

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.

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:

'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.'

## Consultee comment

## LUC response

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.

4.37 The 25% approach appears arbitrary and unsupported by evidence and so may prove unsound. This requires clearer justification.

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 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.

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 concerns raised above regarding the dangers of causal inference and therefore arbitrary

However, whilst there is a regulatory requirement to appraise the plan objectives there is no requirement to appraise reasonable alternative Plan objectives.

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.

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. The SA Scoping Report clearly documents the proposed policy and site assessment methodologies and provides the opportunity for representations thereon.

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.

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.

See response to comment LPISR9.

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.

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 SA Scoping Report provides a clear and transparent description of the

**Consultee comment**

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.

**LUC response**

assessment methodology to be applied. More specific points are addressed above.

## **Appendix 9**

### Reasons for selecting or rejecting site options



Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
*Group A	Group A - BLAN 110, 111, 114, 115, 116 & 117	Yes in part	LPP16/LPP17	BLAN110 BLAN114 BLAN115 BLAN116 and BLAN117 Allocated due to limited landscape impact, access . BLAN111 not allocated as not a logical extension to development, impact on the character of the area.
*Group B	Group B - BLAN 120, 121 & 122	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	Flood Risk
*Group D	Group D - GNBN 265 & 266	No	N/A	Landscape Impact and a greenfield site
*Group E	Group E - CRESS 203, 206, 208, 209 & 509	No	N/A	Uncertainty over A120.
*Group F	Group F - EARC 223 & 224	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	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	Difficult access and a greenfield site. Located next to A12.
*Group I	Group I - HATF 317 & 321	No	N/A	Access very close to A12
ASHE 102	Site fronting Foxes Road, Ashen	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	Backland development
BCBG 144	Land off East Street, Braintree	No	N/A	Current Employment use
BCBG 145	Land at corner Albert Road/Manor Road	No	N/A	Current Employment use
BCBG 146	Car Park and Land north of Freeport Braintree	Yes	LPP13	Within development boundary
BCBG 147	1-6 The Mazes, East Street, Braintree	No	N/A	Current Employment use
BCBG 149	Football Club, Braintree	Yes	LPP16	Within development boundary
BCBG 150	Stubbs Lane, Braintree	Yes	LPP16	Within development boundary
BCBG 151	Land rear of Trotters Field	No	N/A	Green amenity area
BELO 105	Land North of The Street, Belchamp Otten	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

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
				ribbon development.
BELO 107	East of jn The Street & Road to Puttock End, Belchamp Otten	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	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	Awaiting appeal decision, below allocation threshold
BLAN 113	Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree	Yes	LPP2	Existing employment site in the countryside with no overriding constraints.
BLAN 118	Rear of Brain Valley Avenue, Black Notley	No	N/A	No constraints however development would significantly change the character and appearance of the area.
BLAN 119	Land opp 65-96 Brain Valley Avenue, Black Notley	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	Adjacent to grade 1` and 2 listed buildings, significant gradients, not a natural extension to village.
BOCN 123	Highfield Stile Road, Braintree	Yes	LPP18	Included as part of a strategic site
BOCN 124	Land rear of 61 Broad Road, Bocking	No	N/A	Landscape impact, site exposed within the wider landscape.
BOCN 125	r/o 282/288 Broad Road, Braintree	No	N/A	Access is narrow.
BOCN 126	Land East of Dorewards Hall, Bocking	No	N/A	Landscape impact.
BOCN 127	Land off Convent Lane, Braintree	Yes	LPP18	Limited landscape impact due to adjacent site being allocated
BOCN 128	Land south of Grove Field, High Garrett	No	N/A	Below allocation threshold
BOCN 132	Land bounded by A131, Broad Road and River Blackwater, Braintree	Yes	LPP18	No significant landscape impacts and partly previously development
BOCN 133	Land at Deanery Hill, Bocking	No	N/A	Low landscape capacity
BOCN 134	Polly's Field, Polly's Hill. Church Lane, Braintree	Yes	LPP26	Carried forward from previous plan
BOCN 135	Land at Church Street (Four Releet Meadow), High Garrett	No	N/A	Reduction in the gap between Church Street and Broad Road
BOCN 137	Towerlands Park, between Panfield Lane and Deanery Hill	Yes	LPP19	Landscape capacity and part previously developed.
BOCN 502	Rear of 263 Broad Road, Braintree	No	N/A	Low landscape capacity, TPOs, less than 10 dwellings

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
BOCS 138	Land at Lodge Farm, Rayne Road, Braintree	Yes	LPP2	Carried forward from previous plan
BOCS 139	Land forming part of Fairacres, Church Lane, Braintree	No	N/A	Not a natural extension to development, below allocation threshold
BOCS 140	Rayne Lodge Farm, Rayne Road, Braintree	Yes	LPP16	Limited landscape impact.
BOCS 141	Land at Bradbury Drive/Swinbourne Drive, Braintree	No	N/A	Retained for employment.
BORL 403	Land South of Borley Hall, Borley	No	N/A	Unsustainable location and inappropriate development within the countryside.
BRAD 142	Land east of Playing field and Allotment Gardens, Church Lane, Bradwell	No	N/A	Not a natural extension to development
BRAD 503	Rectory Meadow, Bradwell	No	N/A	Not a natural extension to development
BRAW 153	Broomhills Ind Estate, Pods Brook Road, Braintree	Yes	LPP16	Previously developed site.
BRAW 154	Land south west of Braintree (r/o Gilda Terrace)	No	N/A	Landscape capacity issues.
BRSO 152	Land adjacent Braintree Railway Station, Station Road, Braintree	Yes	LPP16	Within development boundary
BULM 155	Land East of St Andrews rise, Bulmer	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 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 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 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 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

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
BULM 160	Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye	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 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 162	Land east of Smeethams Hall Lane (Adj Ridgcroft), Bulmer	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 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 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 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	LPP16	This site in combination with BURE 166 has been deemed suitable for allocation as the site though not in a key service village is within the Bures village area; which is considered to have a level of sustainability that would suggest that appropriate development could be permissible. The sites together offer an opportunity to make a planned extension that has limited impact upon the amenity of the existing residents and was seen to be the only appropriate extension to the village. This level of development would be sufficient to support much of the growth required by the wider locality.
BURE 166	Land South of Cambridge Way, Bures	Yes	LPP16	This site in combination with BURE 165 has been deemed suitable for allocation as the site though not in a key service village is within the Bures village area; which is considered to have a level of sustainability that would suggest that appropriate development could be permissible. The sites together offer an opportunity to make a planned extension that has limited impact upon the amenity of the existing residents and was seen to be the only appropriate extension to the village. This level of development would be sufficient to support much of the growth required by the wider locality.

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
BURE 526	Windy Ridge, Colne Road, Bures	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	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	Greenfield site. Isolated from settlement and location outside settlement. May involve loss of Grade 2 agricultural land.
CASH 170	Land adj De Vere Primary School, Kirby Hall Rd, Castle Hedingham	No	N/A	Greenfield site. Inappropriately large scale of development within this 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	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	Greenfield site below allocation threshold, narrow road.
COGG 172	The Vineyard, West Street, Coggeshall	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	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	LPP16	Carried forward from previous plan
COGG 175	Vicarage Fields, West Street, Coggeshall	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	Formal recreation, located some distance from the development boundary.
COGG 177	Land north of Ambridge Road/Robinsbridge Road, Coggeshall	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	Access is difficult.
COGG 179	Land at Priors Way, Coggeshall	No	N/A	Current Employment use
COGG 180	Coggeshall West: Land at Highfields, Coggeshall	No	N/A	Greenfield site which is not considered to be a natural extension to development.
COGG 181	The Honeywood Project, Coggeshall	Part	LPP16	Small part of site allocated at Tey Road.
COGG 182	Land north of B1024 Colchester Road (east of St Peter's Road), Coggeshall	No	N/A	Greenfield site

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
COGG 183	Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall	No	N/A	Greenfield site
COGG 506	Dutch Nursery, West Street, Coggeshall	Yes	LPP16	Previously developed site.
COLE 184	Land South of St Andrews Cemetery, Colne Engaine	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	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	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	LPP1	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	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	Not suitable for retail use, highways.
CRESS 190	Adjacent The Vicarage, The Street, Cressing	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	Not a natural extension to development of Cressing
CRESS 192	Land east of Mill Lane, Cressing	No	N/A	Greenfield site
CRESS 193	Land between Braintree Road and Mill Lane, Tye Green Cressing	No	N/A	Strategic development not appropriate at this time in this location
CRESS 194	land R/O Birds Barn, Polecat Road, Cressing	No	N/A	Low medium landscape capacity, not a natural extension to development.
CRESS 195	Ivy Cottage, Long Green, Braintree	No	N/A	No other residential uses, no existing development boundary.
CRESS 196	Land at Rook Hall, Cressing	No	N/A	Below allocation threshold

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
CRESS 197	Holders Farmstead, Hawbush Green, Braintree Road (B1018)	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	Greenfield site which does not relate well to existing development
CRESS 199	Land Between Leyfield & Derrygowna, Braintree Road, Tye Green	No	N/A	Below allocation threshold
CRESS 200	Land at 'Leyfield' Braintree Road, Tye Green	No	N/A	Below allocation threshold
CRESS 201	Land at Appletree Farm, polecat Road, Cressing	Yes	LPP16	Previously developed site.
CRESS 202	Land South of Millennium Way, Braintree	Yes	LPP13	Allocated for retail uses
CRESS 204	Land South of A120, West of Railway, Braintree	No	N/A	Strategic development not appropriate at this time in this location
CRESS 205	Land South of A120 East of Railway, Braintree	No	N/A	Strategic development not appropriate at this time in this location
CRESS 207	Lane East Braintree Road, Tye Green	No	N/A	Strategic development not appropriate at this time in this location
CRESS 210	Land at Ashes Farm, Ashes Road, Cressing	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	Not a natural extension to development
CRESS 212	Land East of Braintree (Temple Border)	No	N/A	Strategic development not appropriate at this time in this location
CRESS 213	Land South of Ashes Road, Cressing	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	Limited services
CRESS 508	Ashes Farm North	No	N/A	Not a natural extension to development, grade 2 agricultural land.
EARC 216	Adj Lowefields, Tey Road, Earls Colne	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	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	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.

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
EARC 219	Land r/o De Vere Road, part of Colne Green Farm, Earls Colne	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	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	LPP16	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.
EARC 510	21 Coggeshall Road, Earls Colne	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.
FEER 227	The Feering Triangle, London Road, Feering	No	N/A	Next to A12, may be required for A12.
FEER 228	Land at Wills Green, Feering	No	N/A	Substantial distance from village
FEER 229	Land adjacent to Service Station, London Rd, Feering	No	N/A	In open countryside, some distance from development boundary, uncertainty over A12
FEER 230	Land at Inworth Road, Feering	Yes	LPP20	Potential to provide local service and infrastructure improvements
FEER 231	Land West of Marks Tey	Yes	SP8	Area of search. Subject to separate SA by Place services.
FEER 232	Land south of Feering, west of A12 (between Coggeshall Road and New Lane)	Yes	LPP20	Potential to provide local service and infrastructure improvements
FEER 233	Land south of Feering, west of A12 (south of Feering Hill/London Road)	Yes	LPP20	Potential to provide local service and infrastructure improvements
FINC 235	Land adj Great Wincey Farm, Brent Hall Road, Finchingfield	No	N/A	The site is located within Finchingfield which is considered to be a
FOX 236	Land adj Glebeside, School Street, Foxearth	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.

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
GEST 237	Land at North End Road (adj Pound Farm), Gestingthorpe	No	N/A	Gestingthorpe is recognised as another village within the Cores 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	Gestingthorpe is recognised as another village within the Cores 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	Gestingthorpe is recognised as another village within the Cores 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.
GEST 241	Land adj Bridge Cottage, North End Road, Gestingthorpe	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.
GGHR 279	Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ	No	N/A	Unsustainable Location
GGHR 280	Land adj Mystycroft, Burtons Green, Greenstead Green	No	N/A	Unsustainable location
GGHR 281	Land north of Halstead, adjacent to A131	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	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	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 284	Land at Ravens Avenue, Halstead	No	N/A	Large greenfield site within area of moderate landscape capacity. Scale of development in excess of that required to meet housing targets.
GGHR 285	Field Rear Star Style Cottages, Colne Engaine Lane, Halstead	No	N/A	Site is isolated from settlement within area of medium landscape capacity. Harmful to rural character of countryside.
GGHR 430	Land at Tidings Hill (east Firwood's Road), Halstead	No	N/A	Large greenfield site within area of moderate landscape capacity. Scale of development in excess of that required to meet housing targets.
GNBN 263	Land between 114 and 126 London Road, Great Notley	No	N/A	

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Draft Local Plan
GOSF 217	10 New Road, Gosfield	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	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	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	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	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 249	Land at Gosfield Airfield	Yes	LPP2	Provision of employment.
GOSF 251	The Limes, Gosfield	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.
GRBA 254	The Bardfield Centre, Braintree Road, Bardfield	No	N/A	Unnatural extension to development impact on historic environment.
GRBA 255	Land south of Alienor Ave, Great Bardfield	No	N/A	Greenfield development
GRMA 256	Adj Long Fen, Church Street, Gt Maplestead	No	N/A	Unsustainable Location.
GRMA 259	Treeways, Church Street, Great Maplestead	Yes	N/A	Boundary alteration following planning consent on the site. Note a site allocation therefore not subject to SA.
GRNO 260	Land west of A131 Great Notley	Yes	LPP1	Existing employment allocation and extent retained as per Core Strategy
GRSA 268	Land adjacent to Oak View, Blake End, Rayne	Not known yet	SP10	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	SP10	Considered through wider area of search for Andrewsfield. Subject to separate SA by Place services.

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GRSA 270	Boxted Wood, Cressing Green	Not known yet	SP10	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	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	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	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.
GRYE 274	Land at Nuns Walk Field, Great Yeldham	Yes	LPP16	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	LPP16	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.
GRYE 276	Land West of Nuns Walk Field, Great Yeldham	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	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	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.
HASA 286	Greenways, Balls Chase, Halstead	Yes	LPP16	Previous allocation carried forward with some boundary alterations
HASA 287	Land East of the High Street, Halstead	Yes	LPP22	Brownfield site capable of redevelopment.
HASA 288	Land adjoining the west of Bluebridge Ind Est, Halstead	No	N/A	Large greenfield site in agricultural use. Development would harm the landscape setting of the settlement.
HASA 289	Land at Cherry Tree Close, Halstead	Yes	LPP16	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.

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HASA 290	Land between Mill Chase and Sudbury Road, Halstead	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	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	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	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	LPP16	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	LPP16	Brownfield site capable of redevelopment. Residential land use nearby. Planning permission granted for housing.
HATF 314	Land South of The Street, Hatfield Peverel	No	N/A	Medium landscape capacity, significant planting needed, within walking distance of facilities
HATF 315	Land at Woodend Farm, London Road, Witham	Yes	LPP16/LPP21	Site located near A12, bounded by residential development, poor quality gateway development at the moment
HATF 316	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham	Yes	LPP16/21	Site located near A12, bounded by residential development, poor quality gateway development at the moment
HATF 319	Land to the south of London Road (east of Ambleside), Hatfield Peverel	No	N/A	Located away from existing village
HATF 514	Adj Casa Feliz, Manor Road, Nounsley	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	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.

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HATR 296	Land North of Sloe Hill Halstead	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	Poor access and negative impact on neighbouring road network.
HATR 298	Halstead Business Centre, Factory Lane West, Halstead	Yes	LPP23	Brownfield site capable of redevelopment.
HATR 299	Harrison Works, Kings Road, Halstead	Yes	LPP23	Brownfield site capable of redevelopment.
HATR 300	Halstead Football Club	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	Harm to Listed building setting and landscape.
HATR 302	Land north of Slough Farm Road, Halstead	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	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	Wildlife designation.
HATR 306	Land at Oak Road & Tidings Hill, Halstead	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	Negative visual impact on landscape at entrance to Halstead. Possible harmful impact on Listed Building.
HATR 309	Blamsters area 3, Halstead	Yes	LPP26	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	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	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	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.
HELI 326	North of Chestnut Lodge, Pale Green, Helions Bumpstead	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.

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HELI 328	Land between Haven Cottage & water tower, Pale Green, Helions Bumpstead	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	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 Dominics Residential Care Home, London Road, Kelvedon	Yes	LPP26	Carry forward from previous plan
KELV 333	Land at Park Farm Hollow Road, Kelvedon	No	N/A	Distance from main facilities. Medium/low landscape capacity
KELV 334	Former Polish Campsite	Yes	LPP5A	Existing employment site
KELV 335	Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon	Yes	LPP16	Limited impact on landscape character, lack of constraints, distance to facilities.
KELV 337	Land at London Road, between Crabb's Lane and Church Street, Kelvedon	No	N/A	Low landscape capacity, agricultural land, separation from village.
LITM 342	Land at Cock Road, Little Maplestead	No	N/A	Unsustainable location, limited services and facilities.
PANF 136	Land at Panfield, northwest of Springwood Industrial Estate	No	N/A	No access
PANF 345	Land at Ivy Hall, Kynaston Road, Panfield	No	N/A	Not a natural extension to development
PANF 346	Land at Ivy Hall, Panfield PAN2 plus	No	N/A	Not a natural extension to development
PANF 347	PAN2 plus IvyHall Panfield	No	N/A	Not a natural extension to development
PANF 516	Site 1, Kynaston Farm, Panfield	No	N/A	Not a natural extension to development
PANF 517	Site 2, Kynaston Farm, Panfield	No	N/A	Not a natural extension to development
PANF 518	Site 2, Kynaston Farm, Panfield	No	N/A	Not a natural extension to development
PANF 519	Site 4, Kynaston Farm, Panfield	No	N/A	Not a natural extension to development
PEBM 348	Land R/O Charwin, Cross End, Pebmarsh	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	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.

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PEBM 351	Land at Oak Road, north of Hamsters Close, Pebmarsh	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.
PEBM 352	Former Playing Field, Clay Hill, Pebmarsh	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	Too large, landscape impact
RIDG 357	Land north of Drury Lane, South of Chapel Road, Ridgewell	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	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	LPP16	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 361	Land at The Old Rectory, Rivenhall	No	N/A	Local Wildlife Site and listed buildings present, adj protected lane.
RIVE 362	Land adjoining Burchey Brook Poultry Farm, Eastways, Waterside Business Park, Witham	Yes	LPP1	Medium landscape capacity
RIVE 363	Burghey Brook Farm, London Road, Rivenhall	Yes	LPP1	Medium landscape capacity
RIVE 364	Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End	Yes	LPP2A	Existing use
RIVE 365	Land between A12 and railway line, opp. Rivenhall Golf Course	No	N/A	Coalescence
RIVE 366a	Forest Road, North East Witham, Phase 2a	No	N/A	Not needed at this time
RIVE 366b	Forest Road, North East Witham, Phase 2b	No	N/A	Not needed at this time
RIVE 367	Church Road, Rivenhall	No	N/A	Few local facilities
RIVE 368	Oak Road, Rivenhall	No	N/A	Few local facilities
RIVE 369	Land at Henry Dixon Road (north of A12), Rivenhall End	No	N/A	Few local facilities and proximity to A12

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RIVE 370	Land at Henry Dixon Road (South of A12), Rivenhall End	No	N/A	Few local facilities and proximity to A12
RIVE 521	Parkgate Farm, Rivenhall	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	Inappropriate due to size, village has limited services
SHAL 373	Land to rear of Pent House, The Street, Shalford	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	LPP16	Carry forward from previous plan; boundary alteration rather than a site allocation therefore not subject to SA.
SIBH 376	Land Adj 14 Swan street, Sible Hedingham	No	N/A	Harmful impact on the Conservation Area.
SIBH 377	Former Tanners Dairy, Prayers Hill, Sible Hedingham	Yes	LPP16	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	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	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	Harmful impact on the Conservation Area and heritage asset.
SIBH 382	The Old Coal Yard, 61 Alderford Street, Sible Hedingham	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	ELNA recommends site retained for employment.
SILV 383	Garden Field, Adj 65 Western Road, Silver End	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 384	Whiteheads Farm, Cressing Road, Silver End	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	LPP16	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	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	LPP16	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 390	Egypt's Farm, Boars Tye Road, Silver End	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 524	Land SE of Magdalene Crescent, Silver End	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
STEB 394	Land adjacent Freezes Barns, North Street, Steeple Bumpstead	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	LPP16	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.
STIS 396	Land east of Baytree Farm, Stisted	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	Strategic development not appropriate at this time in this location
STIS 398	Site off Rectory Road (opp. no.63), Stisted	No	N/A	Unnatural extension to development
STIS 399	Land off Back Lane (r/o Brickwall Farm), Stisted	No	N/A	Not a natural extension to development
STIS 400	Land adj Stisted Lodge, Rectory Road, Stisted	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	Site below allocation threshold
STUR 405	Woodlands Hotel & Restaurant, Coupals Road, Sturmer	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	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	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	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	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	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.
WETH 415	The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End	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.

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WETH 416	Land at Owls Hall Farm, Blackmore End	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	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.
WHIC 419	South of Colchester Road, White Colne	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.
WISP 420	Land to west of Church Road, Wickham St Paul	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.
WITC 421	Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham	Yes	LPP16	Centrally located site within walking of retail and other facilities.
WITC 424	8 Collingwood Road	Yes	LPP3	Existing employment site
WITN 425	No.s 4 & 6 Chipping Hill, Ramsden Mills and Chiping Hill Ind Est	Yes	LPP16	Central location near to services and railway station
WITN 426	Land to north west of Conrad Road, Witham	Yes	LPP16	Medium to high landscape capacity. Straightening of boundary of Witham
WITN 427	Land North of Conrad Road (redundant allotments), Witham	Yes	LPP16	Minor infill
WITN 428	Land at Cressing Road, North of Elm Hall Cottages, Witham/Rivenhall	No	N/A	Medium low capacity scale of development would not be able to be accommodated within the infrastructure of the town.
WITN 429	Rickstones Neighbourhood Centre, Laburnum Way, Witham	Yes	LPP15	Carry forward from previous plan
WITW 431	Land off Blunts Hall Lane, Witham	Yes	LPP16	Carry forward from previous plan, subject to access