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## Extract from SA of Braintree Publication Local Plan

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May 2017

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**Project Title:** SA of Braintree District Local Plan

**Client:** Braintree District Council

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1.0	12 May 2017	Draft findings for Braintree District Officers & Members	Jeremy Owen Jonathan Pearson Sarah Smith Sarah Temple Ciara McGuinness Shontelle Williams	Jon Pearson Sarah Smith	NOT YET SUBJECT TO QA

# Contents

<b>1</b>	<b>Introduction</b>	<b>4</b>
<b>2</b>	<b>Methodology</b>	<b>5</b>
	Overarching approach to the assessment	5
<b>3</b>	<b>SA findings for the Publication Local Plan Vision and Objectives</b>	<b>8</b>
<b>4</b>	<b>SA findings for the ‘Spatial Strategy’</b>	<b>12</b>
<b>5</b>	<b>SA findings for the ‘Prosperous District’ policies and reasonable alternatives</b>	<b>23</b>
	A strong economy	23
	Shops and services	43
	Homes	59
	Transport and infrastructure	107
<b>6</b>	<b>SA findings for the ‘Creating Better Places’ policies and reasonable alternatives</b>	<b>117</b>
	A healthy and active district	120
	Creating high quality spaces	125
	Conservation areas	128
	Heritage assets	135
	Demolition of listed buildings or structures	137
	Enabling development	139
	Sites of archaeological importance	141
	Community facilities	143
<b>7</b>	<b>SA findings for the ‘District’s Natural Environment’ policies and reasonable alternatives</b>	<b>149</b>
	Biodiversity, landscape character and agriculture	150
	Land, water and air quality	161
	Climate change and air quality	163
	Flood risk and surface water drainage	170
	External lighting	176
<b>8</b>	<b>Delivery and Implementation</b>	<b>178</b>
	Implementation and Monitoring	178
<b>9</b>	<b>Summary of SA findings for the site allocations</b>	<b>182</b>
<b>Appendix 1</b>		<b>185</b>
	Assessment framework for SA of policies	185
<b>Appendix 2</b>		<b>192</b>
	Assessment framework for SA of sites	192
<b>Appendix 3</b>		<b>206</b>
	Detailed assessment forms for SA of site allocations	206

# 1 Introduction

- 1.1 This document presents the emerging SA findings for the vision, objectives, spatial strategy and policies contained in the Publication Local Plan for Braintree District. This is an extract from the full SA report that is being prepared and has not yet been subject to full quality assurance processes. The purpose of this document is to provide Braintree District Council with an early view of the findings of the SA so that the Publication Local Plan can be considered in light of these and updated if necessary; it is not intended to meet all the requirements of the SEA Regulations for an 'Environmental Report'. The full SA report to accompany the Publication Local Plan will be finalised shortly and will be published alongside the plan for consultation.

## 2 Methodology

### Overarching approach to the assessment

- 2.1 The SA work on the Publication Local Plan takes into account the sustainability issues facing the District 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

- 2.2 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

- 2.3 Each policy and site allocation option in the Publication 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 output of these assessments is a score against each SA objective accompanied by a justification for the score given. A key to these scores is presented below.
- 2.4 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
---	-------------------------

- 2.5 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.

### Assumptions and limitations of assessments

- 2.6 The Publication Local Plan includes allocations for development sites, some of which already have planning permission. Those allocations with extant planning permission were not subject to SA, as the Local Plan cannot influence the decision to develop these sites and therefore the sites could be considered part of the baseline.
- 2.7 In appraising the effects of potential site allocations, each site was assessed on its own merits, without consideration of mitigation that may be provided by other Local Plan policies. 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 process.
- 2.8 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>1</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.
- 2.9 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.
- 2.10 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.
- 2.11 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 2.1.

**Table 2.1 Institute of Highways and Transport recommended walking distances**

	Town centres (m)	Commuting/School/ Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400

<sup>1</sup> Based on conversation between Braintree District Council and Essex County Council dated 7<sup>th</sup> November 2014, in relation to developer contributions.

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

- 2.12 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.
- 2.13 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.

### 3 SA findings for the Publication Local Plan Vision and Objectives

3.1 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.

3.2 The Vision for the Publication Local Plan 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 homes and new community facilities. Two new garden communities are being built within the District at West of Braintree and providing new communities within a high quality environment. Smaller scale growth will continue in other areas of the District, including Halstead, meeting the local needs of smaller rural 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 community needs are met. The unique natural and historic environment continues to be protected and enhanced.*

*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."*

3.3 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 3.1.

3.4 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.

3.5 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 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.

3.6 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.

- 3.7 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.
- 3.8 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.
- 3.9 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.
- 3.10 The objectives **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).
- 3.11 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.
- 3.12 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.
- 3.13 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.
- 3.14 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. .

- 3.15 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.



## 4 SA findings for the 'Spatial Strategy'

- 4.1 The Spatial Strategy section of the Publication 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/Great Eastern Mainline (GEML) corridor, and Halstead.
- 4.2 The Spatial Strategy section of the Publication Local Plan includes a single policy, LPP 1: Development Boundaries, the assessment for which is presented at the end of this section. The spatial strategy is also implemented through the more detailed spatial policies of the Publication Local Plan, notably the New Garden Community policies of the Shared Strategic Plan, Policy LPP 2: Location of Employment Land, Policy LPP 11: Primary Shopping Areas, Policy LPP 12: District Centre, Policy LPP 19 Housing Provision and Delivery, and the Strategic Growth Location policies LPP20-LPP25. 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.
- 4.3 An assessment of the spatial strategy as a whole and assessments of the reasonable alternatives considered are presented below. The scores for the option included in the Publication Local Plan are shown in the column titled 'Pub. LP' here and throughout the rest of this document.

*N.B. Since the assessment of the spatial strategy options presented below was carried out, the Council has prepared maps to represent these options. The assessments below have not yet been verified against these maps, although this is not likely to significantly alter the sustainability effects as assessed.*

### Summary of Spatial Strategy options:

**Publication: Main Towns, A12/GEML Corridor and Garden Communities** A hybrid option that mixes the spatial strategy of concentrating development around Braintree with the strategy of focusing on sites with good access to sustainable transport. This includes some limited distribution to other population centres at Witham and Halstead, and a strategic allocation at Feering. There is limited development along the Braintree branch line outside of main towns due to the limited level of service provision in existing villages immediately adjacent to stations. Cross border Garden Communities are identified as broad areas of search which would not be deliverable until the end of the plan period.

**A: Excluding Large Sites** In this strategy, the maximum sized site was set at 100-200 dwellings. This strategy would achieve diversity and improve deliverability, however a large quantum of sites would have to be identified. Many of the possible development sites near towns have a capacity of greater than 200 dwellings, whereas many of the smaller possible development sites are more rural. As such, this option is expected to rely heavily on development in rural areas.

**B: Large Developments Only** A series of large developments would bring a higher level of planning gain and large sites have the viability to support more infrastructure. Large sites are being promoted by landowners around the existing settlements of Braintree, Witham, Halstead, Feering, Kelvedon and Coggeshall and sustainable urban extensions would be allocated to these as they had some infrastructure to support early phases.

**C: Sites with high sustainable transport** All stations along the Great Eastern Main Line (GEML) corridor and Braintree branch line were considered to have the highest levels of sustainable transport capacity. This would be underpinned by being near town centres with

good bus services or being near railway stations. All three GEML stations (Hatfield Peverel, Witham, and Kelvedon/Feering) would be the focus of significant allocations, along with Braintree. A smaller amount would be allocated at Cressing.

**D: Centred around Braintree** With the retention of strategic allocations around Braintree, capacity for a further 7,000 dwellings would need to be found. There is an abundance of land submitted to the SHLAA around Braintree, Bocking and Great Notley. Sites illustrated in this spatial strategy option were land to the south east of Braintree at Cressing and Ford End and land to the west of Braintree, although many other options were available.

**E: Rural Distribution** A high level distribution of housing was made in accordance with the village hierarchy. The main towns would be allocated development where permission is already granted and the remaining quantum of housing distributed formulaically to the 3 tiers of villages.

- 2,600 dwellings to Braintree;
- 1,350 dwellings to Witham;
- 495 dwellings to Halstead;
- 300 dwellings to each of the 5 key service villages;
- 200 dwellings in each of the 7 secondary villages; and
- 100 dwellings for each of the remaining 43 tertiary villages.

SA Objective	Pub. LP	A	B	C	D	E
SA1: Community safety & cohesion	0	0	0	0	0	0
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	-?	0?	-?	-?	-?	?
SA11: Climate change mitigation	+	-?	+/-	++	+/-	-?
SA12: Water environment	-?	?	-?	?	-?	?
SA13: Flood risk	-?	?	-?	-?	-?	?
SA14: Air quality	+/-	?	--?	+/-	--?	?
SA15: Landscapes and townscapes	?	-?	-?	+/-	-?	?
SA16: Soil	--	-?	-?	--	-?	-?

- 4.4 While the alternative spatial strategies described by the Council include an indication of possible sites at which the strategy option could be delivered, the SA of alternatives focuses on the broad distribution that would be provided by the spatial option. Assessments of individual site options are provided elsewhere in the SA Report.

- 4.5 This option will meet the identified housing need (including affordable housing) and is therefore expected to have significant positive effects on SA objective 2: Housing.
- 4.6 In focusing development in main towns and areas with high levels of sustainable transport, this option is expected to lead to development in proximity to existing services or facilities or with sustainable transport links to these. This is likely to have positive effects for SA objectives 4: Service centre vitality, 7: Sustainable travel and 8: Accessibility. This is likely to lead to associated per capita decreases in carbon emissions, resulting in positive implications for SA objective 11: Climate change mitigation. High levels of accessibility are expected to correspond to good access to health, education and employment facilities, leading to positive effects for SA objectives 3: Health, 5: Economy and 9: Education and skills. In addition, garden communities are expected to follow a model that promotes high levels of accessibility and sustainable transport<sup>2</sup>. There is some uncertainty associated with these effects as they depend on particular locations for development.
- 4.7 Development at Braintree, Witham and Feering may lead to negative effects on Local Nature Reserves near these settlements, due to increases in urban edge effects, such as recreation and pet predation, leading to negative effects on SA objective 6: Biodiversity and geodiversity. Such effects remain uncertain as they depend on the exact design and location of development.
- 4.8 Listed buildings are generally more concentrated in and around the urban areas of the District, therefore development in and around Braintree, Witham and Halstead is likely to be in proximity to heritage assets. As a result, this option could lead to negative effects on the settings of these assets, or the assets themselves, resulting in a negative effects on SA Objective 10. This remains uncertain as effects depend on the exact location and design of development.
- 4.9 The draft Water Cycle Study<sup>3</sup> (WCS) indicates that the Water Recycling Centres (WRCs) at Bocking and Braintree do not have sufficient capacity to serve proposed future development across the District. Without further action, increased wastewater resulting from development could exceed environmental permits and have negative impacts on the quality of watercourses and negative effects on SA Objective 12. However, the WCS concludes that it would be feasible to upgrade these four WRCs and revise environmental quality permits to ensure that watercourses are not significantly harmed.
- 4.10 Whilst the district lies largely within Flood Zone 1, which is at low risk of flooding, there are small areas of Flood Zone 3 around Braintree, associated with the River Blackwater and the River Brain. Large developments around Braintree are more likely to be located within or near to areas of Flood Zone 3, resulting in a negative effect against SA Objective 13. This remains uncertain as effects depend on the exact location and design of development.
- 4.11 The effects of this option on SA objective 15: Landscape remain uncertain, as many of the potential development areas, including Braintree, Halstead and Feering are surrounded by a mix of land with low, moderate and high landscape sensitivity, therefore effects depend on the exact location and design of development.
- 4.12 Land around Braintree and Halstead consists of a mix of Grades 2 and 3 agricultural land, whilst the majority of land around the GEML consists mainly of Grade 2 agricultural land, therefore it is likely that this option will lead to loss of best and most versatile agricultural land. This has resulted in likely significant negative effects on SA objective 16: Soil.
- 4.13 This option is likely to lead to development in proximity to the A12, as the GEML follows this road, with increased road traffic and negative implications for air quality. In addition, Braintree is adjacent to the A120 and therefore this option is likely to increase traffic on this road and increase development within 200m of this road. However, this option is expected to encourage travel by sustainable transport and may reduce the need to travel, which could help to improve air quality. This has resulted in an assessment of mixed effects for SA objective 14: Air quality.

<sup>2</sup> TCPA (date unavailable ) Garden City Principles. Available at: <https://www.tcpa.org.uk/garden-city-principles>, accessed: 16/01/17

<sup>3</sup> AECOM (2016) Braintree District Council Water Cycle Study [Draft]

#### *SA findings for option A: Excluding large sites*

- 4.1 This option will meet the identified housing need (including affordable housing) and is therefore expected to have significant positive effects on SA objective 2: Housing.
- 4.2 This option is likely to lead to development in rural areas, due to lack of availability of suitably sized sites near existing urban areas. As such, this option could result in substantial amounts of development being directed away from existing service centres and smaller developments may not be of the critical mass required to result in new service centres. Therefore, development is less likely to be in proximity to services and facilities, although development may help to support the few services that are present, such as village schools, although it is uncertain if these will have capacity to serve new residents. As such, this option is assessed as having mixed effects against SA objective 4: Service centre vitality, but overall negative effects against SA objectives 3: Health and 9: Education and skills, although this depends on the exact location of development.
- 4.3 In addition, development may be located further from existing employment areas and smaller developments may not be of a critical mass to encourage development of new local employment opportunities, resulting in negative effects against SA objective 5: Economy.
- 4.4 The majority of designated wildlife sites are located near urban areas, particularly Braintree, Halstead and East Colne. Therefore, concentrating development on smaller sites in rural areas is less likely to result in negative effects on these designated sites. However, rural sites may be more likely to consist mainly of Greenfield land. Therefore mixed effects have been recorded against SA Objective 6, although uncertainty remains as effects depend on the exact location of development.
- 4.5 The wide distribution of development also has significant negative implications for SA objective 7: Sustainable travel, as rural areas are less likely to have good sustainable transport links. This is likely to lead to associated negative implications for SA objective 8: Accessibility and SA objective 11: Climate mitigation, as residents are likely to rely on travel by car, although such effects depend on the exact location of development.
- 4.6 There are a number of heritage assets distributed across the District, but listed buildings are more concentrated in the larger settlements. Whilst smaller sites in rural areas are less likely to be located in proximity to a heritage asset, this is uncertain as it depends on the exact location of development, resulting in neutral effects with uncertainty on SA objective 10.
- 4.7 Development in rural areas under this option is more likely to lead to development in areas of moderate or high landscape sensitivity, leading to a negative effect on SA Objective 15: Landscape. In addition, this option is likely to lead to development primarily on greenfield land, which could have negative implications for landscape. Uncertainty is recorded against SA objective 15, as effects depend on the exact location and design of development.
- 4.8 The majority of the district consists of Grades 2 or 3 agricultural land, therefore it is likely that development dispersed in rural areas will lead to loss of best and most versatile agricultural land (although it is not known whether most areas of Grade 3 agricultural land are Grade 3a or 3b). This has resulted in likely negative effects on SA objective 16: Soil, although effects depend on the exact location of development.
- 4.9 Uncertain effects have been recorded against SA objectives 12, 13 and 14, as effects depend on the exact location and design of development.

#### *SA findings for option B: Large developments only*

- 4.10 This option will meet the identified housing need (including affordable housing) and is therefore expected to have significant positive effects on SA objective 2: Housing. However, delivering housing through a small number of large sites could reduce the likelihood of meeting the housing need in the early years of the plan period, due to developer capacity limitations. This has resulted in some uncertainty with regards to SA objective 2.
- 4.11 Larger developments are likely to be focused around existing urban areas, which are likely to have a good level of provision for services and facilities. Larger developments may also provide more opportunity for provision of new services and facilities, including health and education facilities and public transport links. As per the assumptions set out in paragraph 2.48 of the



Regulation 18 SA Report<sup>4</sup>, housing sites with a capacity of at least 700 new dwellings are assumed to incorporate a new primary school and bus stop, and housing sites with a capacity of at least 3,000 new dwellings are assumed to incorporate at least one new primary school, a new secondary school, a bus stop and community facilities. As a result, this option is likely to have positive effects with regards to SA objectives 3: Health, 7: Sustainable travel and 9: Education and skills, although this depends on the design of development and level of infrastructure provision. Whilst this would have significant positive implications for accessibility, it is also possible that significant increases in the number of houses could increase congestion, particularly in smaller settlements, such as Feering. This has led to an assessment result of mixed effects with regards to SA objective 8: Accessibility.

- 4.12 Listed buildings are generally more concentrated in and around the urban areas of the District, therefore large developments in and around Braintree are likely to be in proximity to heritage assets. As a result, this option could lead to negative effects on the settings of these assets, or the assets themselves, resulting in a negative effects on SA Objective 10. This remains uncertain as effects depend on the exact location and design of development.
- 4.13 In potentially increasing services and facilities and public transport links, this option could reduce the need to travel by car. However, as described above, this option could lead to increased congestion leading to uncertainty with regards to effects on SA objective 11: Climate change mitigation.
- 4.14 The draft Water Cycle Study<sup>5</sup> (WCS) indicates that the Water Recycling Centres (WRCs) at Bocking and Braintree do not have sufficient capacity to serve proposed future development across the District. Without further action, increased wastewater resulting from development could exceed environmental permits and have negative impacts on the quality of watercourses and negative effects on SA Objective 12. However, the WCS concludes that it would be feasible to upgrade these WRCs to ensure that watercourses are not significantly harmed therefore the negative effect is subject to uncertainty.
- 4.15 Likely development locations under this option (Braintree, Witham, Halstead, Feering, Kelvedon and Coggeshall) are all accessible by public transport. Whilst the village of Feering is less well served by public transport, the potential development sites identified by the council would be able to utilise public transport links in Gore Pit and Kelvedon, as well as any new links that may be provided to serve the new development (SA objectives 7: Sustainable travel and 11: Climate change mitigation).
- 4.16 Larger developments have potential to support and enhance service centre viability by supporting the economy of existing towns, as well as creating new local centres, supported by the residents of new development. Such development may increase spending in local centres and increase the local workforce. In addition, Braintree is the main centre of the district and is therefore likely to have most employment opportunities. As Braintree is less well connected to other districts via the GEM, the workforce is more likely to be made up of local residents. This is likely to result in positive effects on SA objective 5: Economy, although mixed effects are expected with regards to SA objective 4: Service centre vitality, as this option could have a negative effect on the vitality of smaller, rural service centres by reducing spending in these areas.
- 4.17 Larger developments may be less likely to be able to avoid areas of high environmental sensitivity. In particular, it is likely that this option will lead to a number of sites where more than 25% of the site is greenfield land. In addition, high levels of development at Witham and Kelvedon may lead to negative effects on Local Nature Reserves near these settlements (Whet Mead and Brockwell Meadows), due to increases in urban edge effects, such as recreation and pet predation, leading to negative effects on SA objective 6: Biodiversity and geodiversity.
- 4.18 Whilst the district lies largely within Flood Zone 1, which is at low risk of flooding, there are small areas of Flood Zone 3 around Braintree, associated with the River Blackwater and the River Brain. Large developments around Braintree are more likely to be located within or near to areas of Flood Zone 3, resulting in a negative effect against SA Objective 13. This remains uncertain as effects depend on the exact location and design of development.

<sup>4</sup> LUC (2016) Braintree district Draft Local Plan – Sustainability Appraisal, Main Report

<sup>5</sup> AECOM (2016) Braintree District Council Water Cycle Study [Draft]



- 4.19 This option is likely to lead to development around Braintree, as well as Witham, Kelvedon and Coggeshall, all of which are adjacent to the A120 or the A12, which are identified as having poor air quality due to vehicle emissions<sup>6</sup>. As such, this option is likely to have significant negative effects (with uncertainty) with regards to SA objective 14: Air quality.
- 4.20 Most of the area immediately surrounding Braintree is of low or moderate landscape sensitivity, but there are areas of high landscape sensitivity to the north and east of the town. Whilst landscape sensitivity depends on development location, this option is likely to development on large areas of greenfield land, which may have minor negative effects with regards SA Objective 15: Landscape. Uncertainty is recorded against SA objective 15, as effects depend on the exact location and design of development.
- 4.21 The majority of land around Braintree consists of Grades 2 or 3 agricultural land, therefore it is likely that development under this option will lead to loss of best and most versatile agricultural land (although it is not known whether most areas of Grade 3 agricultural land are Grade 3a or 3b). This has resulted in likely negative effects on SA objective 16: Soil, although effects depend on the exact location of development.

*SA findings for option C: Sites with high sustainable transport*

- 4.22 This option will meet the identified housing need (including affordable housing) and is therefore expected to have significant positive effects on SA objective 2: Housing.
- 4.23 Locating development near sustainable transport links is expected to encourage more people to travel by sustainable transport modes, particularly public transport. This is expected to have significant positive effects with regards to SA objective 7: Sustainable travel. This could also increase accessibility to jobs, shopping, leisure, services and facilities, particularly for those who do not own a car (or other private vehicle), therefore having positive effects with regards to SA objective 8: Accessibility. This option is likely to lead to local congestion in the absence of significant investment in road infrastructure at Kelvedon/Feering, resulting in some uncertainty against SA objective 8.
- 4.24 High levels of accessibility are expected to correspond to good access to health and education facilities, leading to positive effects for SA objectives 3: Health and 9: Education and skills. In addition, development is expected to be of such a scale that it could include delivery of a primary or secondary school, if need could be demonstrated. There is some uncertainty associated with these effects as they depend on particular locations for development.
- 4.25 Development near public transport links could increase accessibility to employment opportunities and development, particularly development at Cressing, as this would allow residents to access the main economic centre of Braintree. However, development around GEML train stations could increase out-commuting from the district, for example to London and Chelmsford, reducing the local workforce within Braintree. This has resulted in an assessment of likely mixed effects with regards to SA objective 5: Economy. As this option would lead to expansion of smaller service villages (e.g. Kelvedon), it could increase pressure on local services, although development may result in new services. In addition, development may contribute to supporting existing services, leading to mixed effects on SA objective 4.
- 4.26 Focussing development at Witham and Kelvedon may lead to negative effects on Local Nature Reserves near these settlements (Whet Mead and Brockwell Meadows), due to increases in urban edge effects, such as recreation and pet predation, leading to negative effects on SA objective 6: Biodiversity and geodiversity, although this depends on the exact location and design of development.
- 4.27 There are a number of Listed buildings concentrated in Witham and Kelvedon and, to a lesser extent, Hatfield Peverel, therefore focusing development in these areas is likely to result in development in proximity to heritage assets. As a result, this option could lead to negative effects on the settings of these assets, or the assets themselves, resulting in a negative effects on SA Objective 10. This remains uncertain as effects depend on the exact location and design of development.

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<sup>6</sup> LUC (2014) Sustainability Appraisal for Braintree District Local Plan: SA scoping report, incorporating sustainability commentary on the Issues and Scoping Document

- 4.28 In encouraging use of sustainable modes of transport, this option could lead to reduction in the use of private vehicles and an associated decrease in greenhouse gas emissions, which would contribute positively to SA objective 11: Climate change mitigation.
- 4.29 Uncertain effects have been recorded against SA objective 12, as this depends on the exact location and design of development.
- 4.30 Whilst the district lies largely within Flood Zone 1, which is at low risk of flooding, there are small areas of Flood Zone 3 around the GEML, primarily associated with the River Blackwater. Development near the GEML is more likely to be located within or near to areas of Flood Zone 3, resulting in a negative effect against SA Objective 13. This remains uncertain as effects depend on the exact location and design of development.
- 4.31 This option is likely to lead to development in proximity to the A12, as the GEML follows this road, with increased road traffic and negative implications for air quality, but in encouraging travel by sustainable transport, it may also help to improve air quality. This has resulted in an assessment of mixed effects for SA objective 14: Air quality.
- 4.32 This option is likely to have mixed effects on SA objective 15: Landscape, as areas around Hatfield Peverel and Witham are generally of low sensitivity to change, whereas there are areas of moderate and high sensitivity to change around Kelvedon.
- 4.33 The majority of land around the GEML consists mainly of Grade 2 agricultural land, therefore it is likely that this option will lead to loss of best and most versatile agricultural land. This has resulted in likely significant negative effects on SA objective 16: Soil.

*SA findings for option D: Centred around Braintree*

- 4.34 This option would include strategic allocations around Braintree and as such is expected to have similar effects to option AS2: Large Developments only.
- 4.35 This option will meet the identified housing need (including affordable housing) and is therefore expected to have significant positive effects on SA objective 2: Housing. However, this option could limit the likelihood of meeting housing need in the early years of the plan period, resulting in some uncertainty against SA objective 2.
- 4.36 Larger developments may provide more opportunity for provision of new services and facilities, including health and education facilities and public transport links. As a result, this option is likely to have positive effects with regards to SA objectives 3: Health, 7: Sustainable travel and 9: Education and skills, although this depends on the design of development and level of infrastructure provision. Whilst this would have significant positive implications for accessibility, it is also possible that significant increases in the number of houses could increase congestion. This has led to an assessment result of mixed effects for SA objective 8: Accessibility.
- 4.37 In potentially increasing services and facilities and public transport links, this option could reduce the need to travel by car. In addition, Braintree is accessible by public transport as it has a train station and is served by a number of bus services. Nevertheless, this option is expected to have a negative impact on highways in Braintree town centre and the A120, which is unlikely to be able to be readily addressed by sustainable transport improvements. This has resulted in mixed effects with regards to SA objective 11: Climate change mitigation.
- 4.38 Larger developments have potential to support and enhance service centre viability, by supporting the economy of existing towns, as well as creating new local centres, supported by the residents of new development. Such development may increase spending in local centres and increase the local workforce. In addition, Braintree is the main centre of the district and is therefore likely to have most employment opportunities, which would be more accessible to local residents than opportunities outside of the district. This is likely to result in positive effects on SA objective 5: Economy, although this option could have a negative effect on the vitality of smaller, rural service centres by reducing spending in these areas, resulting in mixed effects on SA objective 4: Service centre vitality.
- 4.39 This option may be more likely to lead to adverse environmental impacts as larger developments are less likely to be able to avoid areas of high environmental sensitivity. In particular, it is likely that this option will lead to a number of sites where more than 25% of the site is greenfield land, leading to potential negative effects on SA objective 6: Biodiversity and

geodiversity. Development may also have negative impacts on Local Nature Reserves near Braintree, such as Bocking Blackwater and Hoppit Mead, although effects depend on the exact location and design of development.

- 4.40 Listed buildings are generally more concentrated in and around the urban areas of the District, therefore large developments in and around Braintree are likely to be in proximity to heritage assets. As a result, this option could lead to negative effects on the settings of these assets, or the assets themselves, resulting in a negative effects on SA Objective 10. This remains uncertain as effects depend on the exact location and design of development.
- 4.41 The draft Water Cycle Study<sup>7</sup> (WCS) indicates that the Water Recycling Centres (WRCs) at Bocking and Braintree do not have sufficient capacity to serve proposed future development across the District. Without further action, increased wastewater resulting from development could exceed environmental permits and have negative impacts on the quality of watercourses and negative effects on SA Objective 12. However, the WCS concludes that it would be feasible to upgrade these four WRCs to ensure that watercourses are not significantly harmed.
- 4.42 Whilst the district lies largely within Flood Zone 1, which is at low risk of flooding, there are small areas of Flood Zone 3 around Braintree, associated with the River Blackwater and the River Brain. Large developments around Braintree are more likely to be located within or near to areas of Flood Zone 3, resulting in a negative effect against SA Objective 13. This remains uncertain as effects depend on the exact location and design of development.
- 4.43 Braintree is adjacent to the A120 and therefore this option is likely to increase traffic on this road and increase development within 200m of this road. As such, this option is likely to have negative effects (with uncertainty) with regards to SA objective 14: Air quality.
- 4.44 Most of the area immediately surrounding Braintree is of low, or in places moderate, landscape sensitivity, but there are areas of high landscape sensitivity to the north and east of the town. Whilst landscape sensitivity depends on development location, this option is likely to development on large areas of greenfield land, which may have minor negative effects with regards SA Objective 15: Landscape. Uncertainty is recorded against SA objective 15, as effects depend on the exact location and design of development.
- 4.45 The majority of land around Braintree consists of Grades 2 or 3 agricultural land, therefore it is likely that development under this option will lead to loss of best and most versatile agricultural land (although it is not known whether most areas of Grade 3 agricultural land are Grade 3a or 3b). This has resulted in likely negative effects on SA objective 16: Soil, although effects depend on the exact location of development.

#### *SA findings for option E: Rural distribution*

- 4.46 This option will meet the identified housing need (including affordable housing) and is therefore expected to have significant positive effects on SA objective 2: Housing.
- 4.47 With the exception of sites with extant planning permission, this option distributes development between villages in the district. Larger service villages would receive a greater quantum of housing, which reflects their higher level of service provision. Nevertheless, this option is expected to lead to a lot of small development sites in smaller settlements and as such, development is less likely to be in proximity to services and facilities, including health and education facilities. This has resulted in negative effects against SA objectives 3: Health and 9: Education and skills, although this depends on the exact location of development. In addition, development may be located further from existing employment areas and smaller developments may not be of a critical mass to encourage development of new local employment opportunities (SA objective 5: Economy).
- 4.48 Development in larger towns and key service villages is likely to result in development with good access to services and facilities. Smaller (secondary and tertiary) villages are less likely to have either access to services and facilities or capacity to meet increased demand, although development may help to support the viability of the services that are available. This has resulted in mixed effects with regards to SA objective 4: Service centre vitality and SA objective 8: Accessibility.

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<sup>7</sup> AECOM (2016) Braintree District Council Water Cycle Study [Draft]

- 4.49 Likely effects of this option on SA objectives 6, 10, 13, 14 and 15 remain uncertain, as effects depend on the exact location and design of development, including proximity to designated sites/features and proportion of development on greenfield land. Whilst designated wildlife sites and listed buildings are more numerous in and around the main towns, development in these areas would be largely restricted to extant permissions in these areas, therefore further negative effects on designated features in these areas is not likely as a result of this option.
- 4.50 This option is likely to have negative effects on SA objective 7: Sustainable travel, as rural areas are less likely to have good sustainable transport links. This is likely to have associated negative impacts on SA objective 11: Climate change mitigation, as residents of new development are more likely to be reliant on car (or other private vehicle) or transport, although such effects depend on the exact location of development.
- 4.51 The effect of this option on SA objective 12 remains uncertain, as this depends on the location and design of development.
- 4.52 The majority of the district consists of Grades 2 or 3 agricultural land, therefore it is likely that dispersal of development across the district will lead to loss of best and most versatile agricultural land (although it is not known whether most areas of Grade 3 agricultural land are Grade 3a or 3b). This has resulted in likely negative effects on SA objective 16: Soil, although effects depend on the exact location of development.

## Policy LPP 1: Development Boundaries

### Policy approaches considered and summary of sustainability effects

- 4.53 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, focusing on those effects which are likely to be significant.

<b>Summary of policy options:</b>						
<b>Publication:</b> Development outside development boundaries will be strictly controlled to uses appropriate to the countryside while development within development boundaries will be permitted where it can take place without adverse detriment to the settlement. A: To not have development boundaries and rely on the NPPF  B: Have a restricted policy which would specify areas within development boundaries which would be suitable for development. Anything outside of identified areas would not be considered acceptable.						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	0			
SA4: Service centre vitality	+	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	0	0	0			
SA7: Sustainable travel	+	0	0			
SA8: Accessibility	+	0	0			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	0			
SA11: Climate change mitigation	+	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 Publication approach

- 4.54 A significant positive effect is expected for SA objective 15: Townscapes and landscapes. The policy will prevent rural expansion by strictly controlling development outside of development boundaries, whilst also ensuring that any development protects the character of the countryside. The policy also ensures that development within development boundaries will not have an adverse effect on the character of any settlement.
- 4.55 Positive effects are expected for SA objective 4: Service centre vitality, because focusing development within development boundaries may help to promote existing service centres and increase economic activity within these. Positive effects are also expected for SA objective 7: Sustainable travel and SA objective 8: Accessibility. This is because public transport links and services and facilities are likely to be located primarily within urban areas, therefore focusing development within development boundaries is likely to ensure most development is within proximity to these. Development within development boundaries will also help contribute positively to reduce social exclusion by ensuring easier access to jobs, shopping, services and leisure facilities for all. Lastly, improved sustainable travel options and better access will help

mitigate climate change, giving SA objective 11: Climate change mitigation, a minor positive effect.

*SA findings for the reasonable alternatives considered*

- 4.56 Policy option A 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 Publication Local Plan relative to a 'do-nothing' scenario.
- 4.57 Policy option B may benefit the quality of landscapes and townscapes by restricting development to specific areas within development boundaries that have been identified as suitable.

DRAFT

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

- 5.1 This chapter of the SA Report describes the findings of the SA on the effects of the Publication Local Plan 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 Publication Local Plan document.

### A strong economy

- 5.2 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 2: Location of Employment Land.

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

- 5.3 In the Draft Local Plan (June 2016) this policy was LPP 1.
- 5.4 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. The preferred option from the Draft Local Plan is Option A below.

Summary of policy options:									
<b>Publication stage</b> The Publication policy differs from the preferred option at Draft Local Plan stage in that it will provide 32.1ha not 23.3ha of industrial land and 19.5ha of office land. 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. In addition to the six new strategic employment sites included in the policy at Draft Local Plan stage, four additional new strategic employment sites have been included as follows:  (a) Land East of Great Notley (within Group A - BLAN 110, 114, 116 & 663) (b) Land East of Broad Road (within Group J - BOCN 123 & BOCN 132) (a) Land at Feering (Group L - FEER230, FEER232 & FEER233) (b) Maltings Lane Business Park (Gershwin Park)  Note that (d) Maltings Lane Business Park has not been assessed individually below, as this site already has planning permission. The two remaining new Garden Community sites allocated by the policy are subject to separate SA by Place Services.									
<b>Draft Local Plan stage</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 new 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 were preferred)</b>									
SA Objective	Pub. LP	(a)	(b)	(c)	A	(i)	(ii)	(iii)	(iv)
SA1: Community safety & cohesion	0	0	+	0	0	-?	0	0	-



SA2: Housing	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
SA3: Health	0	+	?	+	0	?	+	+	+
SA4: Service centre vitality	0	?	0	0	0	?	0	0	0
SA5: Economy	++	++	++?	++	++	++	++	++	++
SA6: Biodiversity and geodiversity	0	-	-	-	0	-	-	0	-
SA7: Sustainable travel	0	?	?	?	0	+	+	-	+
SA8: Accessibility	0	++?	++?	++?	0	--/+/?	++	++/-/?	++
SA9: Education and skills	0	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A
SA10: Historic environment	0	?	?	?	0	?	?	?	?
SA11: Climate change mitigation	0	0	0	0	0	0	0	0	0
SA12: Water environment	0	0	?	?	0	-	0	0	?
SA13: Flood risk	0	0	0	?	0	0	0	0	0
SA14: Air quality	0	?	0	?	0	0	0	--?	0
SA15: Landscapes and townscapes	0	-?	-?	-?	0	-	-	-	-
SA16: Soil	0	--	--?	?	0	-	--	--	--

#### SA findings for the Publication approach

- 5.5 Three new additional strategic employment site allocations have been added to LPP 2 and their 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). This policy makes for these identified needs in full and is therefore expected to have significant positive effects in relation to SA objective 3: Economy.
- 5.6 The Publication policy, like the preferred approach in the Draft Local Plan (Option A), scored a significant positive effect for SA objective 5: Economy. This is because this policy will provide employment, bringing economic benefits to the area.
- 5.7 Effects are set out under (a), (b), and (c) in the first table below, focussing on those which are significant. The effects of the four strategic employment allocated at Draft Local Plan stage remain largely unchanged from the earlier assessment (updated to reflect that these are non-housing allocations) and are set out under (i), (ii), (iii), and (iv) in the second table below. This policy is only concerned with the allocation of employment land; where the sites listed have been allocated for housing or other uses, the effects of those allocations have been separately assessed under the relevant policies and are not included here (for example housing at 'Land East of Great Notley' is allocated by policy LPP 20).

Employment allocation	Site ID	SA findings
(a) Land East of Great Notley	Within Group A (BLAN 110, 114, 116 & 117)	<p>Significant positive effects were identified in relation to SA objective 5: Economy, due to planned high speed broadband at the location.</p> <p>A significant positive but uncertain effect was identified in relation to SA objective 8: Accessibility. This is because although the site is directly adjacent to the main towns of Braintree, Bocking and Great Notley giving it a significant positive effect, only parts of the site are within 400m of bus stops (all with a frequent service). The actual effect will depend on which part of the site development is located in, and whether that part of the site is within 400m of</p>



Employment allocation	Site ID	SA findings
		<p>bus stops or not. This makes the score uncertain.</p> <p>-</p> <p>Significant negative effects were identified in relation to SA objective 16: Soil, as approximately 29% of the site is on grade 1 or grade 2 agricultural land.</p> <p>Minor positive effects were identified in relation to SA objective 3: Health due to there being no loss of publicly accessible open space as per the BDC site assessment form.</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity due to the site being located on greenfield land.</p> <p>A minor negative but uncertain effect was identified in relation to SA objective 15: Landscapes and townscapes. This is because the majority of the site is on greenfield land, giving it a minor negative effect. An uncertain effect is given because the eastern half of the site is within an area of low sensitivity to change whereas the western half of the site is within an area of moderate sensitivity to change. The actual effect will depend on which part of the site development will be located.</p> <p>Uncertain effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 4: Service centre vitality because although there will be no change to retail provision in BLAN 110, 114 and 116, there might be in BLAN 633. This is because BLAN 633 currently contains a petrol station, car wash and convenience store.</li> <li>- SA objective 7: Sustainable travel. This is because although the north-south boundary and eastern part of the site are both within 400m of several bus stops, the remainder of the site is not. The actual effect will depend on where development is located within the site.</li> <li>- SA objective 10: Historic environment (no BDC site assessment available of potential effects on significance of listed buildings within the group of sites).</li> <li>- SA objective 14: Air quality, because part of the site (14.6%) is within 200m of the A120 while the remainder is not. The actual effect will depend on where development is located within the site.</li> <li>.</li> <li>- SA objective 16: Soil. This is because the south western tip of the site is on grade 1 or 2 agricultural land whereas the remainder of the site is on grade 3 agricultural land. The actual effect will depend on which part of Group A the development will be located.</li> </ul>
(b) Land East of Broad Road	BOCN 123, BOCN 127 & BOCN 132	<p>Significant positive but uncertain effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 5: Economy because although the site has access to Fibre Broadband, it is mostly located within a minerals safeguarding area.</li> <li>- SA objective 8: Accessibility. This is because although the site is directly adjacent to the main town of Braintree, only parts of the site are within 400m of bus stops with a frequent service. The actual effect will depend on where development is located within the site.</li> </ul> <p>A significant negative but uncertain effect was identified in relation to SA objective 16: Soil, due to a large proportion of the site being located on grade 1 or 2 agricultural land. This effect is uncertain due to the site being located on contaminated land. It is unknown whether remediation will be required.</p> <p>Minor positive effects were identified in relation to SA objective 1: Community safety &amp; cohesion due to no loss of existing community facilities as per BDC site assessment form.</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity because the site is located on greenfield land.</p> <p>A minor negative but uncertain effect was identified in relation to SA objective 15: Landscapes and townscapes. This is because the site is on greenfield land, giving it a minor negative effect. An uncertain effect is given because part of the site is within an area of low sensitivity to change whereas the remainder of the site is within an area of moderate sensitivity to change. The actual effect will</p>

Employment allocation	Site ID	SA findings
		<p>depend on which part of the site development will be located.</p> <p>Uncertain effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 3: Health because the provision of publicly accessible open space was not assessed by the BDC site assessment form.</li> <li>- SA objective 7: Sustainable travel, because although the north-south west edge and southern boundary of the site are both within 400m of existing bus stops the remainder of the site is not. The actual effect will depend on where development is located within the site.</li> <li>- SA objective 10: Historic environment because the impact on conservation areas and listed buildings within the vicinity of the site were not assessed by the BDC site assessment form.</li> </ul>
(c) Land at Feering	FEER230, FEER232 & FEER233	<p>Significant positive effects were identified in relation to SA objective 5: Economy due to Fibre Broadband being available in the area.</p> <p>Minor positive effects were identified in relation to SA objective 3: Health due to loss of publicly accessible space.</p> <p>A minor positive but uncertain effect was identified in relation to SA objective 8: Accessibility. This is because although no access issues were identified in the BDC site assessment form (+), only parts of the site are within 400m of bus stops and a railway station (all with a frequent service). Furthermore, although the site is adjacent to Feering, it is very large and actual effects will depend on where in the site employment will be allocated.</p> <p>Minor negative effects were identified in relation to SA objective 6: Biodiversity and geodiversity due to the site being located on greenfield land. A minor negative but uncertain effect was identified in relation to SA objective 15: Landscapes and townscapes. A minor negative effect was given because the site is located on greenfield land. An uncertain effect was given because part of the site is within an area of moderate sensitivity to change while the remainder is within an area of low sensitivity to change. The actual effect will depend on where employment will be located within the site.</p> <p>Uncertain effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 7: Sustainable travel because only the northern parts of the site are within 400m of a bus stop and a small area in the west of the site is within 800m of a railway station. The actual effect will depend on where employment is located within the site.</li> <li>- SA objective 10: Historic environment because the BDC assessment form did not assess the effects on heritage assets within the vicinity of the site.</li> <li>- SA objective 12: Water environment because a small proportion of the site falls within SPZ1. The actual effect will depend on the exact location of employment within the site.</li> <li>- SA objective 13: Flood risk because a small proportion of the site is within flood zone 3. The actual effect will depend on where in the site development is located.</li> <li>- SA objective 14: Air quality because part of the site is located within 200m of the A12 whereas the remainder is not. The actual effect will depend on where in the site development is located.</li> <li>- SA objective 16: Soil because the majority of the site (69.06%) is located on grade 1 or 2 agricultural land whereas the remainder is not. Furthermore, a small part of the site (0.27%) is located on contaminated land whereas the remainder is not. It is also unknown whether remediation will be required. The actual effect will depend on where development is located within the site.</li> </ul>

### SA findings for the preferred approach

- 5.8 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.
- 5.9 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 SA objective 5: Economy, due to planned high speed broadband at the location.</p> <p>Minor positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 7: Sustainable travel because the site is within 400m of a bus stop.</li> </ul> <p>Minor negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 6: Biodiversity and geodiversity due to the site being located on undesignated greenfield land.</li> <li>- SA objective 12: Water environment due to part of the site falling within SPZ2c.</li> <li>- SA objective 15: Landscapes and townscapes due to the site being located within an area of moderate sensitivity to change.</li> <li>- SA objective 16: Soil due to the entire site being located on grade 3 agricultural land.</li> </ul> <p>A minor negative but uncertain effect was identified in relation to SA objective 1: Community safety &amp; cohesion due to proximity to a waste plant but uncertainty surrounding the provision or loss of community facilities.</p> <p>A mixed effect was recorded for SA objective 8: Accessibility. A significant negative effect due to the site being an allocation to the open countryside, a minor positive effect due to a small proportion of the site being within 400m of a bus stop and an uncertain effect due to uncertainty over highways access.</p> <p>Uncertain effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 3: Health (no BDC site assessment available to identify increase or loss of public open space);</li> <li>- SA objective 4: Service centre vitality (no BDC site assessment available to identify increase or loss of retail)</li> <li>- 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).</li> </ul>
(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 the site being located adjacent to the main town of Braintree, Bocking and Great Notley. Furthermore, the eastern part of the site is within 400m of several bus stops with a frequent service.</li> </ul> <p>Significant negative effects were identified in relation to SA objective 16:</p>

		<p>Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.</p> <p>-</p> <p>Minor positive effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 3: Health because there will be no loss of open space</li> <li>- SA objective 7: Sustainable travel because the site is within 400m of several bus stops.</li> </ul> <p>Minor negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 6: Biodiversity and geodiversity due to the site being located on greenfield land.</li> <li>- SA objective 15: Landscapes and townscapes because the majority of the site (98.90%) is located within an area of moderate sensitivity to change.</li> </ul> <p>Uncertain effects were identified in relation to SA objective 10: Historic environment because impacts on heritage assets within the vicinity of the site were not assessed by the BDC site visit.</p>
(iii) Extension to Eastways Industrial Estate, Witham	RIVE 362, RIVE 363	<p>Significant positive effects were identified in relation to SA objective 5: Economy, due to high speed broadband availability at the location.</p> <p>-</p> <p>Significant negative effects were identified in relation to SA objective 16: Soil, due to a significant proportion of the site being on grade 1 or 2 agricultural land.</p> <p>A significant negative but uncertain effect was identified in relation to SA objective 14: Air quality because the site is within 200m of the A12.</p> <p>A mixed effect was identified for SA objective 8: Accessibility. A significant positive effect because the site is adjacent to the main town of Witham, a minor negative effect because the site is more than 800m from a railway station and more than 400m from a bus stop and an uncertain effect because although vehicular access may be possible through site 362 or A12, access can only be gained through Eastways if site 362 is deliverable.</p> <p>Minor positive effects were identified in relation to SA objective 3: Health due to there being no loss of public open space.</p> <p>Minor negative effects were identified in relation to SA objective 7: Sustainable travel due to proximity to bus stops and SA objective 15: landscapes and townscapes as the site lies within an area of moderate sensitivity to change and more than 25% of the site consists of greenfield land.</p> <p>An uncertain effect was identified in relation to SA objective 10: Historic environment because the impacts on historic assets within the site were not assessed by the BDC site visit.</p>
(iv) Extension to Bluebridge Industrial Estate, Halstead	COLE 188	<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 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.</li> </ul> <p>Significant negative effects were identified in relation to 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); SA objective 7: Sustainable travel (proximity to bus stops).</p> <p>Minor negative effects were identified in relation to SA objective 1 (site is</p>

		<p>within 250m of waste site and within 500m AD plant); SA objective 6: Biodiversity and geodiversity (greenfield location); 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 (BDC site visit did not assess impact of several listed buildings within the vicinity of this site); SA objective 12: Water environment (part of site falls within SPZ 3).</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*

- 5.10 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 **Error! Reference source not found..**

### Policy LPP 3: Employment Policy Areas

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

- 5.11 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication policy is similar to Option A (the preferred option from the Draft Local Plan), but now lists a number of sites designated at Employment Policy Areas.						
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. <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>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</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	+	+	-	+		
SA5: Economy	+	+	+/-	+		
SA6: Biodiversity and geodiversity	0	0	0	0		
SA7: Sustainable travel	+	+	-	+/-		
SA8: Accessibility	+	+	-	+/-		
SA9: Education and skills	0	0	0	0		
SA10: Historic environment	0	0	0	0		
SA11: Climate change mitigation	+	+	-	+/-		
SA12: Water environment	0	0	0	0		
SA13: Flood risk	0	0	0	0		
SA14: Air quality	+	+	-	+/-		
SA15: Landscapes and townscapes	0	0	0	0		
SA16: Soil	0	0	0	0		

#### SA findings for the Publication approach

- 5.12 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but now lists a number of sites designated at Employment Policy Areas. These Employment Policy Areas are existing employment sites, rather than allocations for new employment land. As such the assessment of Option A below assessed the concept of protecting existing employment and therefore this assessment still applies.

#### SA findings for the preferred approach

- 5.13 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.

*SA findings for the reasonable alternatives considered*

- 5.14 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 traditional 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.
- 5.15 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 4: Kelvedon Park

### Policy approaches considered and summary of sustainability effects

- 5.16 In the Draft Local Plan (June 2016) this policy was named 'Policy LPP 2A: Emergency Services Headquarters'.
- 5.17 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> Proposed policy is similar to Option A (the preferred option from the Draft Local Plan), with the removal of the criterion to meet emergency services integrated administration facilities needs but the addition of a criterion to meet emergency services parking requirements. Specific reference has been made to additional development on site, which will take up approximately 3.3ha.</p> <p>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 &amp; Rescue HQ, Kelvedon Park, London Road, Rivenhall End: site ID number RIVE 364. (<b>preferred</b>)</p>						
SA Objective	Pub. LP	A				
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	+	+				
SA8: Accessibility	++/--	++/--				
SA9: Education and skills	0	0				
SA10: Historic environment	?	?				
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	--	--				

### SA findings for the Publication approach

- 5.18 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

### SA findings for the preferred approach

- 5.19 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.

- 5.20 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.
- 5.21 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.
- 5.22 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.
- 5.23 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.
- 5.24 A minor positive effect was identified in relation to SA objective 7: Sustainable travel (proximity to bus stops).
- 5.25 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.
- 5.26 A minor positive effect was identified in relation to SA objective 7: Sustainable travel (proximity to bus stops).

*SA findings for the reasonable alternatives considered*

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

## Policy LPP 5: Allshot's Farm

### Policy approaches considered and summary of sustainability effects

- 5.28 In the Draft Local Plan (June 2016) this policy was named 'Policy 5A: Former Polish Campsite Employment Area'. The preferred option from the Draft Local Plan is Option A below.
- 5.29 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy is not significantly different to Option A (the preferred option from the Draft Local Plan)						
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.						
SA Objective	Pub. LP	A	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			
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			
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			

### SA findings for the Publication approach

- 5.30 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.31 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.
- 5.32 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.

- 5.33 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.
- 5.34 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.
- 5.35 Minor positive effects were identified in relation to SA objective 3: Health (no loss of public open space).
- 5.36 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.
- 5.37 Uncertain effects were identified in relation to SA objective 10: Historic environment (potential effects on significance of listed buildings within 1 km).
- 5.38 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*

- 5.39 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: Business Parks

### Policy approaches considered and summary of sustainability effects

- 5.40 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Only use class B1 will be permitted in existing B1 employment locations identified on the Proposals Map. <b>A:</b> 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 were preferred)</b> <b>B:</b> To allow the same ancillary uses on B1 businesses sites as is set out in employment policy areas. <b>C:</b> To be more restrictive to B1 uses only and not ancillary uses. <b>D:</b> To be less restrictive and only have a policy for all employment areas.						
<b>SA Objective</b>	<b>Pub. LP</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	0
SA2: Housing	0	0	0	0	0	0
SA3: Health	0	0	+	0	0	0
SA4: Service centre vitality	0	0	0	0	0	0
SA5: Economy	0	0	0	0	0	0
SA6: Biodiversity and geodiversity	0	0	0	0	0	0
SA7: Sustainable travel	0	0	+	0	0	0
SA8: Accessibility	+/-	+	++	+	+/-	0
SA9: Education and skills	0	0	0	0	0	0
SA10: Historic environment	0	0	-	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	-	0
SA15: Landscapes and townscapes	+	0	+	0	0	0
SA16: Soil	0	0	0	0	0	0

### SA findings for the Publication approach

- 5.41 The Publication approach only permits use class B1 in existing B1 employment locations identified in the Proposals Map. Its purpose is to safeguard existing business parks.
- 5.42 A minor positive effect is identified in relation to SA objective 15: Landscapes and townscapes because the policy states that it will maintain the character of existing sites that fall within use class B1.
- 5.43 The Publication approach like Option C would result in minor positive effects in relation to SA objective 8: Accessibility for the same reasons as Option A. However, by preventing 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.

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

- 5.44 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.
- 5.45 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*

- 5.46 Policy option B is similar to the preferred policy and is expected to have similar sustainability effects.
- 5.47 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.
- 5.48 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 7: Design and Layout of Employment Policy Areas and Business Uses

### Policy approaches considered and summary of sustainability effects

- 5.49 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy is similar to Option A (the preferred option from the Draft Local Plan), with an additional criterion to encourage sustainable travel where parking does not meet standards.						
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.						
SA Objective	Pub. LP	A	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			
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 townscape	+	+	0			
SA16: Soil	0	0	0			

### SA findings for the Publication approach

- 5.50 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies. The Publication approach suggests improvements to encourage sustainable travel, as well as or instead of overspill parking as a solution to poor parking provision. Whilst improvements to encourage sustainable travel would have a positive effect on SA objective 7: sustainable travel, this is given as an option either alongside or instead of overspill parking, therefore positive and negative effects remain.

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

- 5.51 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.

- 5.52 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.
- 5.53 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. .
- 5.54 A minor positive effect is expected for SA objective 15: Landscapes and townscape 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*

- 5.55 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.

## Policy LPP 8: Rural Enterprise

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

- 5.56 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy is not significantly different to Option A (the preferred option from the Draft Local Plan)						
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>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</b>		
SA1: Community safety & cohesion	+	+	+	0		
SA2: Housing	0	0	0	0		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	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	0		
SA10: Historic environment	+	+	-?	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		
SA16: Soil	0	0	0	0		

### *SA findings for the Publication approach*

- 5.57 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.58 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.



- 5.59 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.
- 5.60 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*

- 5.61 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.
- 5.62 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 9: Tourist Development within the Countryside

### Policy approaches considered and summary of sustainability effects

5.63 In the Draft Local Plan (June 2016) this policy was named 'Tourist Development'.

5.64 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy is similar to Option A (the preferred option from the Draft Local Plan), with added reference to heritage assets and long-term viability of the development.						
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.						
SA Objective	Pub. LP	A	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			
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			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	+	+	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	+	+	0			
SA16: Soil	+	+	0			

#### SA findings for the Publication approach

5.65 The Publication approach similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies, with the following exception.

5.66 Positive effects are expected for SA objective 10: Historic environment, as criterion c now states that heritage assets and their settings should be well screened, thus aiming to retain the significance of setting of such assets.

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

5.67 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.

- 5.68 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.
- 5.69 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*

- 5.70 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**

- 5.71 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 10: Retailing and Regeneration

### Policy approaches considered and summary of sustainability effects

- 5.72 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with updated floorspace requirements, with locations listed for regeneration for retailing, community facilities and services and other main town centre uses, and the addition of a floorspace threshold for Impact Assessment for Sudbury. The reference to town centre boundaries, primary shopping areas and primary and secondary retail frontages on the proposals map has been removed.</p> <p>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></p> <p>B: No policy and reliance on national guidance.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	0			
SA4: Service centre vitality	++	++	0			
SA5: Economy	++	++	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			
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			

### SA findings for the Publication approach

- 5.73 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with updated floorspace requirements, with locations listed for regeneration for retailing, community facilities and services and other main town centre uses, and the addition of a floorspace threshold for Impact Assessment for Sudbury. The reference to town centre boundaries, primary shopping areas and primary and secondary retail frontages on the proposals map has been removed. The assessment of option A below applies with the following exceptions.

- 5.74 There is uncertainty associated with the positive effects for SA objectives 7: sustainable travel and 8: accessibility as the land identified for regeneration at Manor Street / Victoria Street, Braintree coincides with part of the bus park, which is a hub for sustainable transport in the town. There are other bus stops nearby that are served by high frequency bus services and all areas identified are within 800m of a train station, but the capacity of the bus park may be reduced by this policy, leading to a significant effect with uncertainty with regards to SA objective 8: accessibility.
- 5.75 All locations identified for regeneration in this policy lie within a conservation area and within proximity of listed buildings. The effects of this policy with regards to SA objective 10: historic environment remain uncertain as the effects of regeneration on the settings of these features and character of the conservation area are uncertain.

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

- 5.76 This policy 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.
- 5.77 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.
- 5.78 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*

- 5.79 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 11: Primary Shopping Areas

### Policy approaches considered and summary of sustainability effects

- 5.80 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan). The sentence permitting residential development provided that it is not on the ground floor has been removed.</p> <p>A: The policy sets out primary shopping areas 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></p> <p>B: To not have a policy and rely on national guidance.</p>						
SA Objective	Pre-Sub.	A	B			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	0			
SA4: Service centre vitality	++	++	0			
SA5: Economy	+	+	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			
SA16: Soil	0	0	0			

### SA findings for the Publication approach

- 5.81 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan). The sentence permitting residential development provided it is not on the ground floor has been removed, although the policy would still only permit residential proposals where they create more than two residential flats above ground floor level. As such, the assessment for Option A below still applies.

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

- 5.82 This policy 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.

- 5.83 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*

- 5.84 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 12: District Centre**

*Policy approaches considered and summary of sustainability effects*

- 5.85 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan). The sentence permitting residential development provided it is not on the ground floor has been removed.</p> <p>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></p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	++	++				
SA5: Economy	+	+				
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	+	+				
SA16: Soil	0	0				

*SA findings for the Publication approach*

- 5.86 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan). The sentence permitting residential development provided it is not on the ground floor has been removed, although the policy would still only permit residential proposals where they would create

more than two residential flats above ground floor level. As such, the assessment for Option A below still applies.

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

- 5.87 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.
- 5.88 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*

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

**Policy LPP 13: Freeport Outlet Centre**

*Policy approaches considered and summary of sustainability effects*

- 5.90 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Pre -Submission:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan).  <b>A:</b> 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. <b>(i)</b> Retail allocation to car park and land north of Freeport, Braintree (site ID number BCBG 146) <b>(both policy elements above were preferred at Draft Plan stage)</b>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>(i)</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	+			
SA4: Service centre vitality	+	+	+			
SA5: Economy	+	+	++			
SA6: Biodiversity and geodiversity	0	0	-			
SA7: Sustainable travel	-	-	+			
SA8: Accessibility	+/-	+/-	++			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	?			
SA11: Climate change mitigation	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			
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#### *SA findings for the Publication approach*

- 5.91 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.92 This policy 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.
- 5.93 This policy 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.
- 5.94 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.
- 5.95 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*

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

## Policy LPP 14: Leisure and Entertainment

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

- 5.97 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Pre -Submission:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan).  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>Pre-Sub.</b>	<b>A</b>				
SA1: Community safety & cohesion	+	+				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	+	+				
SA5: Economy	+	+				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
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 Publication approach*

- 5.98 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.99 This policy 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*

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

## Policy LPP 15: Retail Warehouse Development

### Policy approaches considered and summary of sustainability effects

5.101 In the Draft Local Plan (June 2016) this policy was LPP 12.

5.102 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy wording is not significantly different to Option A (the preferred option from the Draft Local Plan), but allocated sites for retail warehousing on the Proposals Map have now been confirmed as follows: <ul style="list-style-type: none"> <li>(i) Land North of Freeport (BRE31RW)</li> <li>(ii) Land South of Millennium Way (CRESS 202)</li> <li>(iii) Land at Braintree Retail Park</li> <li>(iv) Maltings, Witham (WIS9RW)</li> </ul> The Council have confirmed that (iii) and (iv) above have extant planning permission and therefore these have not been assessed through the SA process. Sites (i) and (ii) have been assessed individually below.						
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>						
SA Objective	Pub. LP	(i)	(ii)	A		
SA1: Community safety & cohesion	0	0	-	0		
SA2: Housing	0	N/A	N/A	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	N/A	N/A	0		
SA10: Historic environment	0	?	0	0		
SA11: Climate change mitigation	0	+	+	0		
SA12: Water environment	0	0	0	0		
SA13: Flood risk	0	0	0	0		
SA14: Air quality	0	0	--?	0		
SA15: Landscapes and townscapes	0	-	+/-	0		
SA16: Soil	0	0	--	0		

### SA findings for the Publication approach

5.103 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.104 This policy 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.
- 5.105 Additional, spatially specific effects were identified in relation to the allocations for new retail warehousing development, as set out below, focussing on those which are significant. Note that as these sites are non-housing sites, allocated for retail warehousing only, a number of SA objectives and criteria relating to residential development do not apply.

Employment allocation	Site ID	SA findings
(i) Land North of Freeport	BRE31RW	<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.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 7: Sustainable travel (proximity to bus stops and train station) and 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 3: health, as the loss or provision of publically accessible open space has not been identified via BDC site visits. Uncertain effects were also identified in relation to SA objective 8: accessibility as highways access has not been assessed via BDC site visits and SA objective 10: Historic Environment as there are a small number of 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 as a significant proportion of site is located on undesignated greenfield land and SA objective 15: landscapes and townscapes, as the site consists of greenfield land.</p>
(ii) Land South of Millennium Way	CRESS 202	<p>Significant positive effects were identified in relation to Accessibility, as the site is within the Main Town of Braintree and within walking distance of frequent bus and rail services. This is accompanied by some uncertainty as access depends on the layout of development (as per BDC site assessment form).</p> <p>Significant negative effects were identified in relation to:</p> <ul style="list-style-type: none"> <li>- SA objective 14: air quality, as the northern part of the site lies within 200m of the A120, although there is uncertainty as to whether these effects can be mitigated.</li> <li>- SA objective 16: soil, as the site consists of Grades 1 or 2 agricultural land.</li> </ul> <p>Minor positive effects were identified in relation to SA objective 3: health, as development of this site would not lead to loss of publically accessible open space; SA objective 7: Sustainable travel (proximity to bus stops and train station) and SA objective 11: Climate change mitigation (avoidance of traffic emissions due to site accessibility).</p> <p>Mixed effects were identified in relation to SA objective 15: Landscapes and townscapes, as the site is located within an area of low sensitivity to change, but consists of greenfield land.</p> <p>Minor negative effects were identified in relation to SA objective 1: community safety and cohesion as the site is within 250m of a waste site and therefore workers may be exposed to issues such as noise, odour dust and pests. Minor negative effects were also identified in relation to SA objective 6: Biodiversity and geodiversity as a significant proportion of site is located on undesignated greenfield land.</p>

### SA findings for the reasonable alternatives considered

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

## Policy LPP 16: Retail Site Allocations

### Policy approaches considered and summary of sustainability effects

- 5.107 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan) but Land at George Yard has been removed as a site for retailing and other main town centre uses.</p> <p>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.</p> <p>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 were preferred at Draft Plan stage)</b></p>						
SA Objective	Pre-Sub.	A	(i)			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	0	0	+			
SA4: Service centre vitality	+	+	+			
SA5: Economy	+	+	0			
SA6: Biodiversity and geodiversity	0	0	-			
SA7: Sustainable travel	0	0	+			
SA8: Accessibility	0	0	++			
SA9: Education and skills	0	0	0			
SA10: Historic environment	0	0	?			
SA11: Climate change mitigation	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	--			

### SA findings for the Publication approach

- 5.108 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but Land at George Yard has been removed as a site for retailing and other town centre uses. The assessment for Option A below applies.

### SA findings for the preferred approach

- 5.109 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.

5.110 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.

5.111 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 (undesigned 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*

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

## Policy LPP Policy 17: Newlands Precinct

### Policy approaches considered and summary of sustainability effects

- 5.113 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with inclusion of medical provision and an additional paragraph on the Critical Drainage Area that the site is within. Any development at the site is required address the drainage infrastructure deficit.</p> <p>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></p> <p>(policy relates to site ID number WCH14CD)</p>						
SA Objective	Pub. LP	A				
SA1: Community safety & cohesion	+	+				
SA2: Housing	++	++				
SA3: Health	+?	?				
SA4: Service centre vitality	+	+				
SA5: Economy	++	++				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	+	+				
SA8: Accessibility	++	++				
SA9: Education and skills	++/-	++/-				
SA10: Historic environment	+	+				
SA11: Climate change mitigation	+	+				
SA12: Water environment	0	0				
SA13: Flood risk	+	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	+				
SA16: Soil	0	0				

### SA findings for the Publication approach

- 5.114 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan). Therefore, the assessment for Option A below applies, with the exception of SA objective 3: Health and SA objective 13: Flood risk.
- 5.115 'Medical provision' has been added to the list of uses to be included within the Comprehensive Redevelopment Area. As such, a minor positive effect has been identified against SA objective 3: Health. This effect is uncertain as the effect on public space has not been assessed, although the development will provide leisure facilities.

- 5.116 The policy states that any development within the site should address the drainage infrastructure deficit. Therefore, any development within the site should help reduce the risk of flooding. A minor positive effect is therefore likely for SA objective 13: Flood risk.

*SA findings for the preferred approach*

- 5.117 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.
- 5.118 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).
- 5.119 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.
- 5.120 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 a 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.
- 5.121 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*

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



## Policy LPP 18: Rickstones Neighbourhood Centre

### Policy approaches considered and summary of sustainability effects

- 5.123 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy is the same as Option A (the preferred option from the Draft Local Plan)  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)						
SA Objective	Pub. LP	A				
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	++	++				
SA10: Historic environment	?	?				
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 Publication approach

- 5.124 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

### SA findings for the preferred approach

- 5.125 Spatial effects for this policy allocation relate to site ID 'WITN 429'.
- 5.126 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.

- 5.127 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.
- 5.128 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).
- 5.129 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.
- 5.130 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.
- 5.131 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*

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

## Homes

- 5.133 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 19: Housing Provision and Delivery

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

- 5.134 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. The preferred option from the Draft Local Plan is Option A below.

Summary of policy options:			
<p><b>Publication:</b> Proposed policy is the similar to Option A (the preferred option from the Draft Local Plan), but the housing number has been adjusted to 14,320. The minimum number of homes to be provided at East of Great Notley has been lowered to 1750 and at and at Feering has been lowered to 750. South West Witham and North East Witham have been removed as Strategic Growth Locations.</p> <p><b>A:</b> 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></p> <p>Alternative options are summarised in the table below and describe in more detail below.</p>			
Summary of alternatives			
	Scenario	Annualised Target	Fifteen Year Target
AG01	EoE Plan RSS	300	5,000
AG02	SNPP 2012	686	10,290
AG03	EPOA Jobs-led (2012 SNPP)	845	12,675
AG04	EPOA Jobs-led (2014 SNPP)	712	10,680
<p><b>B: EoE Plan RSS Scenario:</b> The East of England Plan (2008) RSS was adopted to cover the period 2001 to 2021 and was rescinded by the Secretary of State in January 2013. The core strategy estimated that this would be continued at 385 dwellings from 2021 onwards. This level of growth could largely be accommodated within extant permissions, mostly in Braintree, Witham and Halstead, with the balance made up of windfalls expected to come forward within development boundaries.</p> <p><b>C: SNPP 2012:</b> Government guidance indicates that the starting point for the Full Objectively Assessed Housing Need (OAHN) is the latest national household projections. At the time of initially carrying out the housing assessment the relevant figures for Braintree District were contained in the Office for National Statistics publication 'Subnational Population Projections for England: 2012-based' (SNPP 2012). This projection was based on 2008 trends which reflected a buoyant economic period into the scenario. Using the spatial strategy of concentrating development along the A12 and A120 corridor the strategic allocations at Braintree, Witham and Halstead were favoured. This scenario could be accommodated with the elimination of allocations at Feering and Great Notley.</p> <p><b>D: EPOA Jobs-led (2012 SNPP):</b> This scenario represents the combination of population</p>			

trends from the 2012 SNPP and a jobs-led scenario. It is a combination of higher population trends and a population component to provide the workforce needed to meet economic Objectively Assessed Need (OAN). It is the highest of the four scenarios explored and one of the highest noted in the Council's Strategic Housing Market Assessment (SHMA). This scenario was adopted by Council as the Full OAN for the Local Plan.

**E: EPOA Jobs-led (2014 SNPP):** The level of housing in this scenario is similar to that for option C, SNPP 2012. The EPOA Jobs-led scenario is based on the SHMA 2014. EPOA jobs-led was chosen because full OAN for housing and employment needs are incorporated. The starting point for this study was SNPP 2014 which reflects more recent demographic trends and economic forecasts and is lower than SNPP 2012. The spatial strategy to deliver this option would likely be the same as that for Option C (i.e. focus on A12 and A120 corridor).

SA Objective	Pub. LP	A	B	C	D	E
SA1: Community safety & cohesion	0	0	0	0	0	0
SA2: Housing	++	++	--	+	++	+
SA3: Health	0	0	0	0	0	0
SA4: Service centre vitality	0	0	0	0	0	0
SA5: Economy	+	+	-	+	+	+
SA6: Biodiversity and geodiversity	0	0	0	0	0	0
SA7: Sustainable travel	0	0	0	0	0	0
SA8: Accessibility	++?	++?	++?	++?	++?	++?
SA9: Education and skills	0	0	0	0	0	0
SA10: Historic environment	0	0	0	0	0	0
SA11: Climate change mitigation	--	--	--?	--	--	--
SA12: Water environment	-?	-?	0	-?	-?	-?
SA13: Flood risk	0	0	0	0	0	0
SA14: Air quality	?	?	?	?	?	?
SA15: Landscapes and townscapes	0	0	0	0	0	0
SA16: Soil	0	0	0	0	0	0

### SA findings for the Publication approach

- 5.135 The Publication approach is the similar to Option A (the preferred option from the Draft Local Plan), but the housing number has been adjusted to 14,320. The minimum number of homes to be provided at East of Great Notley has been lowered to 1750 and at and at Feering has been lowered to 750. South West Witham and North East Witham have been removed as Strategic Growth Locations.
- 5.136 The Strategic Plan for North Essex has progressed since the Draft Local Plan and indicates that 716 new homes are required per year during 2016-2033 in Braintree. However, the Publication Local Plan states that a minimum of 14,320 homes will be delivered, which takes account of a current deficit and a buffer to guard against future fluctuations in need. The policy is therefore judged to have significant positive effects on SA objective 2: Housing.
- 5.137 As the assessment for Option A below is restricted to the broad effects of delivering a large number of new homes, primarily to in the Towns, Service Villages and Strategic Growth Locations, rather than assessing site-specific allocations, the assessment for Option A still applies.

*SA findings for the preferred approach*

- 5.138 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. 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 **Error! Reference source not found..**
- 5.139 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.
- 5.140 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.
- 5.141 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.
- 5.142 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.
- 5.143 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*

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

## Policy LPP 20: Strategic Growth Location - Land East of Great Notley, south of Braintree

### Policy approaches considered and summary of sustainability effects

- 5.145 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with a change of criteria regarding the contribution to, or the provision of, secondary education facilities, and a minimum of 3 new 56 place early years and childcare facilities.</p> <p><b>A:</b> 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></p> <p>(Policy allocates site ID numbers BLAN 110, BLAN 114, BLAN 116, BLAN 117, assessed together as a single allocation designated as 'Group A')</p>						
<b>SA Objective</b>	<b>Pub. LP</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	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	-	-				
SA16: Soil	--	--				

### SA findings for the Publication approach

- 5.146 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies. Although the provision of early years and childcare facilities is positive; it does not change the overall score.

### SA findings for the preferred approach

- 5.147 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'.

- 5.148 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.
- 5.149 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.
- 5.150 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.
- 5.151 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.
- 5.152 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.
- 5.153 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.
- 5.154 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).
- 5.155 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).
- 5.156 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*

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

## Policy LPP 21: Strategic Growth Location - Land East of Broad Road, Braintree

### Policy approaches considered and summary of sustainability effects

- 5.158 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with a change in criteria whereby up to 2 new 56 place early years and childcare facilities will be provided.</p> <p>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></p> <p>(Policy allocates site ID numbers BOCN 123, BOCN 127, BOCN 132, assessed together as 'Group J')</p>						
SA Objective	Pub. LP	A				
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	0				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	-	-				
SA16: Soil	--?	--?				

### SA findings for the Publication approach

- 5.159 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies. Although the provision of early years and childcare facilities is positive; it does not change the overall score.

### SA findings for the preferred approach

- 5.160 Spatial effects for this policy allocation relate to site ID numbers BOCN 123, BOCN 127, BOCN 132, which were assessed together as 'Group J'.



- 5.161 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.
- 5.162 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.
- 5.163 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.
- 5.164 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.
- 5.165 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.
- 5.166 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.
- 5.167 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.
- 5.168 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.
- 5.169 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*

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

## Policy LPP 22: Strategic Growth Location - Former Towerlands Park Site

### Policy approaches considered and summary of sustainability effects

- 5.171 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with a change of criteria requiring a contribution towards new primary school provision, and a 56 place early years and childcare facility.</p> <p>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></p> <p>(policy allocates site ID number BOCN 137)</p>						
SA Objective	Pub. LP	A				
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	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	0	0				
SA16: Soil	--	--				

### SA findings for the Publication approach

- 5.172 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies. Although the provision of early years and childcare facilities is positive; it does not change the overall score.

### SA findings for the preferred approach

- 5.173 Spatial effects for this policy allocation relate to site ID 'BOCN 137'.
- 5.174 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.

- 5.175 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.
- 5.176 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 allocation 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.
- 5.177 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.
- 5.178 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.
- 5.179 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).
- 5.180 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.
- 5.181 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*

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

## Policy LPP 23: Strategic Growth Location – North West Braintree

### Policy approaches considered and summary of sustainability effects

- 5.183 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>						
<b>Publication:</b> This Strategic Growth Location has been identified at land north west of Braintree and will be expected to provide up to 600 new homes, 10ha of employment development, a site for a new primary school and contributions to existing educational facilities, early years and childcare facilities potentially co-located with any new primary school, a local centre including retail and other appropriate uses, public open space, formal and informal recreation, contributions to other community facilities including sports facilities, public rights of way suitable for all users linking to the existing rights of way network and a spine road connecting Springfield Drive to Panfield Lane.						
<b>SA Objective</b>	<b>Pub. LP</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	0					
SA12: Water environment	--					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	-					
SA16: Soil	-					

### SA findings for the Publication approach

- 5.184 Prior to consideration of site-specific policy text the allocation was assessed as having an uncertain effect in relation to SA objective 1: Community safety and cohesion (specifically in relation to the provision or enhancement of community facilities) but due to the provision of facilities listed in the policy which promotes inclusion, this score has changed to mixed positive and negative minor effects (positive for provision of community facilities and negative as the site is located within 250m of a Waste Plant).
- 5.185 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.
- 5.186 Mixed minor positive and minor negative effects were identified in relation to SA objective 3: Health prior to the consideration of site-specific policy text, but as the text requires provision of open space this addresses the potential negative effects resulting in a significant positive effect. Further positive effects are expected due to the site being located within 800m of two NHS hospitals.

- 5.187 A significant positive effect is expected for SA objective 5: Economy, due to the availability or planned instalment of fibre or wireless broadband at the location. Further positive effects are expected because the policy will provide a number of new jobs, which will attract workers to the area. New residents and workers will increase demand for goods and services. The policy provides for employment uses on-site and the site is close to an existing employment area.
- 5.188 The site also scored a significant positive in terms of SA objective 8: Accessibility, due to the site being located at the main town of Braintree/Bocking and within 400m of a number of bus stops with a frequent service.
- 5.189 The site is within 400 m of an existing primary school and will provide a site for a new primary school. It is also within 2.4km of two secondary schools. Overall, a significant positive effect is expected for SA objective 9: Education and skills.
- 5.190 A significant negative effect is expected for SA objective 12: Water environment, due to limited capacity in the sewage network serving the site, according to the WCS. A solution will be required to prevent Combined Sewer Overflow discharges or sewer flooding.
- 5.191 Minor positive effects were identified in relation to SA objective 4: Service centre vitality, due to retail provision on-site and proximity by road to a local centre. Minor positive effects were also identified in relation to SA objective 7: Sustainable travel, due to the site being within 400m of a number of bus stops. (retail provision on-site according to site-specific policy text; proximity by road to a local centre), and SA objective 7: Sustainable travel (proximity to existing bus stops).
- 5.192 An uncertain effect is identified for SA objective 10: Historic environment as there are several listed buildings within the vicinity of the site. However, a BDC site visit was not carried out. As a result, the effects on these are unknown..
- 5.193 A minor negative effect is expected for SA objective 6: Biodiversity and geodiversity, due to the site being located on greenfield land and within 100m of ancient woodland and a Local Wildlife Site. 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. A minor negative effect is also expected for SA objective 16: Soil because a significant proportion (>25%) of the site is on grade 3 agricultural land.

*SA findings for the reasonable alternatives considered*

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

## Policy LPP 24: Strategic Growth Location - Land at Feering

### Policy approaches considered and summary of sustainability effects

- 5.194 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with additional requirements for early years and childcare facilities, an 'all directions' A12 junction at Feering, and a requirement to protect heritage assets including scheduled monuments and conservation areas.</p> <p>A: 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></p> <p>(Policy allocates sites ID numbers FEER 230, FEER 232, FEER 233, assessed together as 'Group L')</p>						
<b>SA Objective</b>	<b>Pre-Sub.</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	0				
SA14: Air quality	--?	--?				
SA15: Landscapes and townscapes	-	-				
SA16: Soil	--	--				

### SA findings for the Publication approach

- 5.195 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with additional requirements for early years and childcare facilities, an all directions A12 junction at Feering and a requirement to protect heritage assets including scheduled monuments and conservation areas. The assessment for Option A below applies with the following exception.



- 5.196 As the policy now states that development must ensure no substantial harm to conservation areas, scheduled monuments and other heritage assets, positive effects have been recorded with regards to SA objective 10: historic environment.

*SA findings for the preferred approach*

- 5.197 Spatial effects for this policy allocation relate to site ID numbers FEER 230, FEER 232, FEER 233, which were assessed together as 'Group L'.
- 5.198 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.
- 5.199 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.
- 5.200 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.
- 5.201 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.
- 5.202 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.
- 5.203 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.
- 5.204 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.
- 5.205 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).
- 5.206 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.
- 5.207 Significant negative effects have been recorded in relation to SA objective 12: water environment, as there are major constraints to provision of foul sewerage infrastructure to serve growth at this Strategic Growth Location. In addition, development would be served by Feering WRC, which would require upgrades to serve the proposed growth.
- 5.208 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*

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

## Policy LPP 25: Strategic Growth Location - Wood End Farm, Witham

### Policy approaches considered and summary of sustainability effects

- 5.210 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with a change of criteria regarding the contribution towards a new primary school, a site for a 30 place early years facility and secondary education.</p> <p>A: 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></p> <p>(Policy allocates site ID numbers HATF 315, HATF 316, assessed together as 'Group M')</p>						
SA Objective	Pub. LP	A				
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	0				
SA14: Air quality	--?	--?				
SA15: Landscapes and townscape	0	0				
SA16: Soil	--	--				

### SA findings for the Publication approach

- 5.211 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

### SA findings for the preferred approach

- 5.212 Spatial effects for this policy relate to allocation of site ID numbers HATF 315 and HATF 316 which were assessed together as 'Group M'.



- 5.213 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.
- 5.214 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.
- 5.215 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.
- 5.216 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.
- 5.217 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.
- 5.218 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.
- 5.219 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).
- 5.220 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.
- 5.221 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 townscape 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*

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

## Policy LPP 26: Comprehensive Redevelopment Area - Land East of Halstead High Street

### Policy approaches considered and summary of sustainability effects

- 5.223 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Pre -Submission:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan). <b>A:</b> 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>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>				
SA1: Community safety & cohesion	+	+				
SA2: Housing	++	++				
SA3: Health	+	+				
SA4: Service centre vitality	+	+				
SA5: Economy	++	++				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	+	+				
SA8: Accessibility	++	++				
SA9: Education and skills	++	++				
SA10: Historic environment	0	0				
SA11: Climate change mitigation	+	+				
SA12: Water environment	-?	-?				
SA13: Flood risk	0	0				
SA14: Air quality	0	0				
SA15: Landscapes and townscapes	+	+				
SA16: Soil	0	0				

### SA findings for the Publication approach

- 5.224 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

### SA findings for the preferred approach

- 5.225 Spatial effects for this policy allocation relate to site ID 'HASA 287'.
- 5.226 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.
- 5.227 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.

- 5.228 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.
- 5.229 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.
- 5.230 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*

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

## Policy LPP 27: Housing Allocation at HATR 309 Blamsters, Mount Hill Halstead

### Policy approaches considered and summary of sustainability effects

- 5.232 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>						
<b>Pre -Submission:</b> Allocate HATR 309 for 16 units of specialist housing for people with physical impairments and learning disabilities, together with the minimum number of ancillary open market housing necessary to ensure their viability.  As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.						
<b>SA Objective</b>	<b>Pre-Sub.</b>					
SA1: Community safety & cohesion	0					
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	0					
SA11: Climate change mitigation	0					
SA12: Water environment	-					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	-					
SA16: Soil	-					

### SA findings for the Publication approach

- 5.233 Development at this site would deliver 16 specialist houses plus the minimum amount of market housing required to make this viable. It is therefore uncertain whether any affordable housing would be provided and uncertain effects have been recorded against SA objective 2: housing.
- 5.234 This site is not within 800m of a GP surgery or hospital and does not meet any of the ANG criteria. However, development will not lead to loss of any publically accessible open space, leading to minor mixed effects with regards to SA objective 3: health.
- 5.235 As this site is located in Halstead, a main town, minor positive effects are expected with regards to SA objective 4: service centre vitality.
- 5.236 The site is within 800m of an existing employment area and wireless or fibre broadband is available or planned by 2019 in almost all surrounding properties. Whilst residents of the specialist housing are unlikely to be seeking employment, employment will be accessible to residents of any market housing provided on site. In addition, the provision of specialist housing

is expected to generate a low number of jobs as care staff, cleaners and so on may be needed. As such, significant positive effects are recorded with regards to SA objective 5: economy.

- 5.237 This site consists entirely of greenfield land, therefore having minor negative effects on SA objective 6: biodiversity and geodiversity.
- 5.238 The site is within 400m of a number of bus stops, therefore minor positive effects are recorded with regards to SA objective 7: sustainable transport.
- 5.239 This site is an allocation to a main town and the nearby bus stops are served by frequent services. As such the site is likely to have good accessibility and significant positive effects are recorded against SA objective 8: accessibility.
- 5.240 This site is located within 800m of a primary school and within 2.4km of a secondary school. As this site is allocated for specialist housing for people with physical impairments and learning disabilities, residents may not attend the closest schools. Nevertheless, the nearby schools may serve any market housing provided on the site, therefore significant positive impacts with uncertainty are expected for SA objective 9: education and skills.
- 5.241 There is a Grade II listed building (Blamsters) to the north of the site. The BDC site assessment form states that the site provides the setting of this heritage asset, which could be harmed by development. However, careful layout and design could mitigate these impacts. The policy states that development must address impacts on this nearby listed buildings, therefore negligible effects are expected with regards to SA objective 10: historic environment.
- 5.242 This site was not assessed through the WCS, however it lies within close proximity to site GGHR 307, therefore the results for HATR 309 are likely to be similar to those for GGHR 307. This site is likely to be served by Halstead WRC, which has headroom for growth. However, the foul sewerage network pipe size or lack of infrastructure may restrict growth. As such, negative effects are expected with regards to SA objective 12: water environment.
- 5.243 This site is not within Flood Zones 2 or 3 and is not within 200m of the A12 or A120, therefore negligible effects are expected with regards to SA objectives 13: flood risk and 14: air quality.
- 5.244 This site lies within an area of moderate landscape sensitivity and consists entirely of greenfield land, therefore negative effects are expected with regards to SA objective 15: landscapes and townscapes.
- 5.245 Negative effects are expected with regards to SA objective 16: soil, as a significant proportion of this site (more than 25%) consists of Grade 3 agricultural land.

*SA findings for the reasonable alternatives considered*

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

## Policy LPP 28: Comprehensive Redevelopment Area - Factory Lane West/Kings Road

### Policy approaches considered and summary of sustainability effects

- 5.247 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy is similar to Option A (the preferred option from the Draft Local Plan) with an additional criterion: Retention of the boiler house.						
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')						
SA Objective	Pub. LP	A				
SA1: Community safety & cohesion	0	0				
SA2: Housing	++	++				
SA3: Health	+/-	+/-				
SA4: Service centre vitality	+	+				
SA5: Economy	++	++				
SA6: Biodiversity and geodiversity	0	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	0				
SA15: Landscapes and townscapes	+	+				
SA16: Soil	?	?				

### SA findings for the proposed submission approach

- 5.248 The proposed submission approach is similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies. The retention of the boiler house will not affect existing scores.

### SA findings for the preferred approach

- 5.249 Spatial effects for this policy relate to allocation of site ID numbers HATR 298 and HATR 299 which were assessed together as 'Group O'.
- 5.250 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.

- 5.251 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.
- 5.252 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.
- 5.253 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.
- 5.254 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 townscape (development on previously developed land where existing uses have become unattractive and with some vacant uses).
- 5.255 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.
- 5.256 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.
- 5.257 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*

- 5.258 No reasonable alternatives to this policy were considered by the Council.
- 5.259

### **Policy LPP 29: Comprehensive Redevelopment Area - Former Dutch Nursery, West Street Coggeshall**

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

- 5.260 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>						
<b>Publication:</b> Land of the former Dutch Nursery, West Street Coggeshall is allocated as a Comprehensive Redevelopment Area for mixed-use development, where a combination of residential, employment and retail uses will be supported.						
<b>SA Objective</b>	<b>Pub. LP</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	0					
SA12: Water environment	-					
SA13: Flood risk	-					
SA14: Air quality	0					
SA15: Landscapes and townscapes	-					
SA16: Soil	-					

#### *SA findings for the Publication approach*

- 5.261 The site is within 2.4km of an existing secondary school but is more than 800m from an existing primary school resulting in mixed significant positive effects and a minor negative effect for SA objective 9: Education and skills.
- 5.262 A significant positive effect is expected for SA objective 2: Housing. This is because the allocation of 30 dwellings will make a significant contribution to the delivery of affordable housing.
- 5.263 A significant negative effect is expected for SA objective 6: Biodiversity and geodiversity due to a small proportion of the site being located in Blackwater Plantation Local Wildlife Site.
- 5.264 Prior to consideration of the site-specific policy provisions, the site allocation scored a significant negative for SA objective 8: Accessibility due to its location in the open countryside, a significant positive due to being within close proximity to a number of bus stops which are served by a frequent service, and a minor positive for there being no highways access issues. The provision of employment uses will also improve residents' accessibility to the job market. Overall, effects on SA objective 8: Accessibility are therefore judged to be a mix of significant positive and significant negative.
- 5.265 Prior to consideration of site-specific policy text the allocation was assessed as having a negligible effect on SA objective 1: Community safety and cohesion but due to the provision of community uses as mentioned in the policy, this score has been changed to a minor positive effect.
- 5.266 minor positive effects were identified in relation to SA objective 4: Service centre vitality due to retail provision on-site and proximity by road to a local centre. Minor positive effects were also



identified in relation to SA objective 7: Sustainable travel, due to the site being within 400m of two bus stops.

- 5.267 An uncertain effect is identified for SA objective 10: Historic environment as there are several listed buildings within the vicinity of the site but the effects on these were not assessed by the BDC assessment form.
- 5.268 A minor negative effect is expected for SA objective 5: Economy due to the site being located more than 800m from an existing employment site. A minor negative effect is expected for SA objective 12: Water environment because, according to the Water Cycle Study, the pumping station or sewer pipe size may restrict growth. A minor negative effect is also expected for SA objective 13: Flood risk due to a small area of the site being located within flood zone 3. A minor negative effect is also expected for SA objective 15: Landscapes and townscapes, and SA objective 16: Soil, because the majority of the site is located within an area of moderate sensitivity to change, and located entirely on grade 3 agricultural land.

*SA findings for the reasonable alternatives considered*

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

### Policy LPP 30: Comprehensive Redevelopment Area – Kings Chase

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

- 5.270 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>						
<b>Publication:</b> Land at Kings Chase, Newland Street, Witham is allocated as a Comprehensive Redevelopment Area for mixed-use redevelopment, where a combination of retail and residential uses will be supported.						
<b>SA Objective</b>	<b>Pub. LP</b>					
SA1: Community safety & cohesion	0					
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	-					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	+					
SA16: Soil	0					

#### SA findings for the Publication approach

- 5.271 The site is located within a local centre, and will help promote and enhance the viability of that centre by focusing development within it. Therefore, a significant positive effect is expected for SA objective 4: Service centre vitality.
- 5.272 A significant positive effect is also expected for SA objective 5: Economy, due to the availability or planned instalment of fibre or wireless broadband in the surrounding area, which will benefit residents living within the C3 residential use, as well as retail uses.
- 5.273 The site is located within the main town of Witham, and is within easy walking distance of a number of bus stops served by a frequent service. Furthermore, access to the site is gained via a single carriageway. Therefore, a significant positive effect is also expected for SA objective 8: Accessibility.
- 5.274 The site is within 400 m of an existing primary school. It is also within close proximity to two secondary schools. Furthermore, the site-specific policy text makes provision for a walking and cycling link between the town centre and Maldon Road Park. Overall, a significant positive effect is expected for SA objective 9: Education and skills.

- 5.275 The site is within 400m of a number of bus stops, therefore residents and retail workers at this site would have good access to sustainable transport, leading to minor positive effects on SA objective 7: sustainable travel.
- 5.276 Redevelopment of this site will bring degraded buildings back into use, whilst the policy text states that the redevelopment will protect and enhance the character of the conservation area. A minor positive effect is therefore expected for SA objective 10: Historic environment.
- 5.277 A minor positive effect is also expected for SA objective 11: Climate change mitigation, due to the fact that residents and workers at this site will have access to sustainable travel, and a walking and cycling link between the town centre and Maldon Road Park. A minor positive effect is also expected for SA objective 15: Landscapes and townscape, due to the site being located on previously developed land.
- 5.278 A minor negative effect is expected for SA objective 12: Water environment, due to the site being located within an area where the pumping station or sewer pipe size restricts growth, or where the area lacks infrastructure and is non-sewered.
- 5.279 Results in relation to SA objective 3: Health were a mix of minor positive and minor negative on account of the site being within 800m of three GP surgeries but meeting none of the criteria in relation to publicly accessible natural greenspace.

*SA findings for the reasonable alternatives considered*

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

**Policy LPP 31: Comprehensive Redevelopment Area – Land between A12 and GEM, Hatfield Peverel**

*Policy approaches considered and summary of sustainability effects*

- 5.281 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>						
<p><b>Publication:</b> Allocate land between A12 and GEM as a comprehensive redevelopment area, where the following development is supported: Mixed use development of up to 200 dwellings on former Arla Dairy site; Up to 45 dwellings on Sorrells Field; Up to 20 dwellings on Bury Farm; Up to 20 dwellings to the rear of Station Road; Access and capacity improvements to Station Road car park.</p> <p>As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.</p>						
<b>SA Objective</b>	<b>Pub. LP</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	0					
SA12: Water environment	-					
SA13: Flood risk	0					
SA14: Air quality	--?					
SA15: Landscapes and townscapes	-					
SA16: Soil	--					

### SA findings for the Publication approach

- 5.282 This area coincides with sites HATF 608, HATF 630 and HATF 313, which were considered as part of the SA of the Draft Local Plan. This assessment reviews these previous assessments in light of allocating the combination of these as a 'comprehensive redevelopment area' and the additional policy text. Note that at the time of assessing reasonable alternatives, the Arla Dairy (which coincides with site HATF 608) was operational, however this site is now disused.
- 5.283 The policy expects development at this location to provide provision or contribution to an early years and childcare facility, primary and secondary education facilities and contributions to other community facilities, including healthcare. This is likely to lead to minor positive effects on SA objective 1: Community safety and cohesion, as this is likely to ensure residents have adequate access to services and facilities with capacity, but may not lead to provision of new facilities. Mixed effects are recorded with regards to SA objective 3: health, as the policy requires contribution to health provision and is within 800m of a GP surgery but the site does not meet any of the ANG criteria. With regards to SA objective 9: Education, mixed effects are likely as whilst the policy requires contribution to education facilities and there is a secondary school within 4.8 km of the site, there is no primary school within 800m and the policy requires contributions towards education facilities rather than on site provision.
- 5.284 This policy provides for an additional 285 dwellings, resulting in significant positive effects on SA objective 2: Housing.
- 5.285 The comprehensive redevelopment area lies within 8km of Hatfield Peverel centre, thus having positive effects of SA objective 4: service centre vitality. The site is further than 800m from an existing employment site, but fibre or wireless broadband is available, or planned, at the site, therefore resulting in significant positive effects with uncertainty on SA objective 5: Economy.
- 5.286 The BDC site assessments state that both HATF 608 and HATF 630 consist of previously developed land, whereas site HATF 313 consists of greenfield land. It is estimated that over 25% of this site consists of greenfield land, leading to minor negative effects on SA objective 6. The fact that the site is over 25% greenfield and that more than 25% of the site lies within an area of moderate landscape sensitivity has resulted in negative effects on SA objective 15: landscapes and townscapes.
- 5.287 The site is within 400m of a bus stop and within 800m of a railway station, therefore residents at this site would have good access to sustainable transport, leading to positive effects on SA objective 7: sustainable travel.
- 5.288 The bus stop within 400m of the site is served by frequent services, there is a railway station within 800m and the site is located within Hatfield Peverel, which is a key service village, resulting in significant positive effects on SA objective 8: accessibility. In addition, the BDC site assessment forms state that vehicular access can be gained to the site and the policy requires that development contributes towards highways enhancements on Bury Lane to include safer access from the A12.
- 5.289 The BDC site assessment forms state that the site is not within the vicinity of a heritage asset, although there is an archaeological site adjacent to HATF 313 (ref. 6110). Development at this site may result in negative effects with regards to SA objective 10: historic environment, but this depends on the exact layout and design of development.

- 5.290 As this site is not within any SPZs . The WCS states that site HATF 313 would be served by Witham water resource centre, therefore it has been assumed that the whole of the development proposed in this policy would be served by Witham, which has capacity for growth according to the WCS. However, the foul sewerage network capacity may be limited, leading to an overall negative effect for SA objective 12: water environment. As this site lies entirely within Flood Zone 1, it is at low risk of flooding, therefore having negligible effects against SA objective 13.
- 5.291 Development at this site is expected to have a significant negative effect with uncertainty with regards to SA objective 14: air quality, as a large part of the site lies within 200m of the A12. This site consists of grades 1 and/or 2 agricultural land, meaning development is likely to lead to loss of best and most versatile agricultural land, resulting in significant negative effects on SA objective 16: soil.

### Policy LPP 32: Residential Allocation – Gimsions, Witham

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

- 5.292 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>						
<b>Publication:</b> Support development of 40 new homes at Gimsions subject to development management criteria.  As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.						
<b>SA Objective</b>	<b>Pub. LP</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	0					
SA12: Water environment	-					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	--?					
SA16: Soil	?					

#### *SA findings for the Publication approach*

- 5.293 This area coincides with WITC 421, which was assessed as part of the SA of the Braintree Draft Local Plan. This section revises this previous assessment, based on the additional information contained in the policy.

- 5.294 Negative effects have been recorded against SA objective 1: Community safety and cohesion, as there is a household waste recycling centre on Perry Road, which is within 250m of the site to the east. This effect is uncertain as the recycling centre is only within 250m of a small proportion of the site, which is expected to be used for access.
- 5.295 The provision of 40 new homes is likely to have significant positive effects with regards to SA objective 2: housing.
- 5.296 This site is within 800m of three GP surgeries and although it does not meet any of the ANG criteria, the policy wording requires provision of formal and informal public open space. As such, the policy is expected to have overall positive effects with regards to SA objective 3: health, with some uncertainty as to whether the provision of public open space required by the policy will mitigate current the distance of the site to ANG locations.
- 5.297 This area is within Witham town and within 800m of a primary shopping area, therefore having positive effects with regards to SA objective 4: service centre vitality.
- 5.298 This policy is expected to have significant positive effects with regards to SA objective 5: economy, as fibre broadband is available at the site and it is within 800m of Freebournes/Perry Road Industrial Estate employment site.
- 5.299 Some 1.15% of Riverview Meadows Local Wildlife Site lies within the allocated site, which could be lost or degraded by development on the site. There is potential for significant negative effects with regards to SA objective 6, but as the policy states that local wildlife sites must be 'adequately' protected, a minor negative effect has been recorded against SA objective 6. As 'adequate' protection is not well defined, this score is uncertain as it is not known whether this policy wording will completely mitigate any negative effects on SA objective 6: biodiversity and geodiversity.
- 5.300 The site is within 400m of several bus stops, resulting in positive effects on SA objective 7: sustainable transport.
- 5.301 Significant positive effects are expected with regards to SA objective 8, as the site is located within a main town and is within 400m of several bus stops served by a frequent service. The BDC site assessment form states that it is uncertain whether vehicular access can be gained to the site and that this may require additional land. However, the policy states that development will only be permitted subject to provision of vehicular access from River View and safe, direct pedestrian and cycle access from Kings Chase through to River Walk, therefore uncertainty related to access has been removed from the assessment.
- 5.302 The site is within 800m of an infant school, junior school and primary school and within 2.4km of Maltings Academy and partially within 2.4km of New Rickstones Academy, resulting in positive effects on SA objective 9: education and skills.
- 5.303 The BDC site assessment form states that this site is partially within a conservation area, there are Grade II and Grade II\* buildings within the vicinity of the site on Newland Street and archaeological site 8179 lies within the site. The BDC site assessment form states that the site is well-screened from Newland Street, but may detract from the setting of the conservation area, for example because it is visible from Witham Park, however mitigation is feasible in terms of sympathetic design, density and screening. As such, a negative effect has been recorded with regards to SA objective 10: historic environment.
- 5.304 The WCS states that this site would be served by Witham water resource centre, which has capacity for growth. However, the foul sewerage network capacity may be limited, leading to an overall negative effect for SA objective 12: water environment.
- 5.305 There is also potential for development to have significant negative impacts on SA objective 15: landscapes and townscapes, as the site lies within an area of high landscape sensitivity and consists partially of a Visually Important Space. In addition, the site consists almost entirely of greenfield land. These effects remain uncertain, as the requirements of the policy to contribute to public realm improvements, retain the visual integrity and character of the area and enhance the parkland setting of Gimsons, which may contribute to minimising and mitigating negative effects.
- 5.306 A small area of the site is contaminated, although it is not known whether remediation will be required, resulting in uncertain effects on SA objective 16: soil.

### Policy LPP 33: Affordable housing

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

- 5.307 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with an additional requirement for 10% homes on individual sites to be affordable home ownership products.  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>Pre-Sub.</b>	<b>A</b>	<b>B</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	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 Publication approach

- 5.308 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with an additional requirement for 10% homes on individual sites to be affordable home ownership products. The assessment for Option A below still applies.

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

- 5.309 The supporting text to this policy 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*

- 5.310 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 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.

DRAFT



## Policy LPP 34: Affordable housing in Rural Areas

### Policy approaches considered and summary of sustainability effects

5.311 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan).</p> <p>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></p> <p>B: To not have a policy on rural exception sites and leave allocations of this nature to community or neighbourhood plans.</p> <p>C: To allow a greater or smaller percentage of open market housing on affordable housing exception sites.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</b>	<b>C</b>		
SA1: Community safety & cohesion	0	0	0	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	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 Publication approach

5.312 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below still applies.

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

5.313 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*

- 5.314 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.
- 5.315 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 35: Specialist Housing

### Policy approaches considered and summary of sustainability effects

5.316 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> Proposed policy is the same as Option A (the preferred option from the Draft Local Plan).</p> <p>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></p> <p>(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)</p> <p>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.</p> <p>C: To only allow proposals for specialist housing on specifically designated sites both inside and outside development boundaries.</p>						
<b>SA Objective</b>	<b>Pub. LP</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	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	?		
SA16: Soil	0	0	0	0		

### SA findings for the Publication approach

5.317 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

5.318 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.

- 5.319 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.
- 5.320 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.
- 5.321 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.
- 5.322 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 **Error! Reference source not found..**

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

- 5.323 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.
- 5.324 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 36: Gypsy and Traveller and Travelling Showpeople' Accommodation**

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

- 5.325 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but requirement numbers have been updated and the policy now refers to meeting the need through strategic growth locations and garden communities.</p> <p>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></p> <p>B: To not have a specific policy and rely on generic policies in relation to housing sites and landscape and highways.</p> <p>C: To allocate a specific transit site</p> <p>D: To allocate a specific Travelling Showpeople plot</p>						
<b>SA Objective</b>	<b>Pre-Sub.</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	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	0	
SA8: Accessibility	+	+	0	+	+	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	0	0	0	0	0	
SA11: Climate change mitigation	0	0	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	0	
SA15: Landscapes and townscapes	0	0	0	0	0	
SA16: Soil	0	0	0	0	0	

#### *SA findings for the Publication approach*

5.326 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but updated requirement figures. The policy now plans up to 30 pitches for Gypsy and Traveller accommodation (previously 40) and six plots for travelling showpersons. These figures still meet the identified need of gypsies and travellers and travelling showpersons. The Publication approach also requires these pitches to be delivered through strategic growth locations, garden communities or the planning application process or, for traveling showpersons plots, through intensification of existing sites. The assessment for Option A below still applies.

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

5.327 This policy 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 2: Housing.

5.328 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*

5.329 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.

5.330 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 37: Housing Type and Density

### Policy approaches considered and summary of sustainability effects

- 5.331 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with a requirement for housing mix (rather than housing size) to be in line with local needs set out in the SHMA and an additional two sentences concerning affordable homes and Building Regulations.</p> <p>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></p> <p>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.</p> <p>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.</p> <p>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.</p>						
<b>SA Objective</b>	<b>Pub. LP</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	0	
SA5: Economy	0	0	0	0	0	
SA6: Biodiversity and geodiversity	0	0	0	0	0	
SA7: Sustainable travel	0	0	0	0	0	
SA8: Accessibility	0	0	0	0	0	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	0	0	0	0	0	
SA11: Climate change mitigation	0	0	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	0	
SA15: Landscapes and townscapes	0	0	0	0	0	
SA16: Soil	0	0	0	0	0	

### *SA findings for the Publication approach*

- 5.332 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies with the following exception.
- 5.333 In requiring a 10% new market homes on sites of 10 or more dwellings, 10% new affordable homes and 5% of all affordable units in main towns to meet category 2 or 3 of the housing requirements, more housing in the district is likely to be wheelchair accessible and/or adaptable. This is likely to have positive effects with regards to providing a range of housing, including for an ageing population and improving community cohesion and integration. Whilst this has positive effects for SA objectives 1: Community safety and cohesion and SA objective 2: Housing, this is not of a magnitude to alter the scores from the SA of the Draft Local Plan. Increasing the number of accessible and adaptable houses will lead to greater opportunities for independent living, which is likely to increase mental health and wellbeing, having positive effects on SA objective 3: Health.

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

- 5.334 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.
- 5.335 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*

- 5.336 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.
- 5.337 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.
- 5.338 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 38: Residential Alterations, Extensions and Outbuildings

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

- 5.339 This policy is a combination of two policies presented in the Draft Local Plan (June 2016); 'Residential Alterations, Extensions and Outbuildings within Development Boundaries' and 'Residential Alterations, Extensions and Outbuildings in the Countryside'.
- 5.340 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Options A and C (the preferred options for the two policies mentioned above that were presented in the Draft Local Plan), with changes to the wording and criteria, including a requirement to avoid unacceptable adverse impacts on heritage assets and the relationship between new outbuildings and existing development.</p> <p>A: Criteria based policy setting out when development will be acceptable such as overdevelopment, and street scene. <b>(preferred)</b></p> <p>B: To have no policy and rely on the General Permitted Development Order and NPPF.</p> <p>C: 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></p> <p>D: No policy and rely on the General Permitted Development Order and NPPF</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</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	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	0	
SA8: Accessibility	0	0	0	0	0	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	+	0	0	0	0	
SA11: Climate change mitigation	0	0	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	0	
SA15: Landscapes and townscapes	++	++	0	++	0	
SA16: Soil	0	0	0	0	0	



### *SA findings for the Publication approach*

- 5.341 The Publication approach is not significantly different to Options A and C (the preferred options from the Draft Local Plan). Therefore the assessments for Options A and C apply, with the following exception.
- 5.342 Positive effects are expected for SA objective 10: Historic environment, as the policy states that there should be no unacceptable adverse impact on any heritage asset or their setting.

### *SA findings for the preferred approach (Options A and C)*

- 5.343 Policy options A and C are both expected to have a significant positive effect for SA objective 15: Landscapes and townscapes. The policies seek 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*

- 5.344 Policy options B and D are 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 39: Replacement Dwellings in the Countryside**

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

- 5.345 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with changes to the wording, including a requirement for the new dwelling to not have a more harmful impact on the setting of heritage assets and the need for innovative designs to be assessed by a design review panel.						
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.						
SA Objective	Pub. LP	A	B	C	D	
SA1: Community safety & cohesion	0	0	0	0	0	
SA2: Housing	0	0	0	0	0	
SA3: Health	0	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	0	
SA8: Accessibility	0	0	0	0	0	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	+	0	0	0	0	
SA11: Climate change mitigation	0	0	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	0	

SA15: Landscapes and townscapes	++	++	++	++?	++	
SA16: Soil	0	0	0	0	0	

*SA findings for the Publication approach*

- 5.346 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan). Therefore the assessment for Option A below applies, with the following exception.
- 5.347 Positive effects are expected for SA objective 10: Historic environment, as the policy includes a requirement for any new dwelling and outbuildings to not have a more harmful impact on the setting of heritage assets.
- 5.348

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

- 5.349 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*

- 5.350 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 townscapes.
- 5.351 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.
- 5.352 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.
- 5.353

## Policy LPP 40: Rural Workers Dwellings in the Countryside

### Policy approaches considered and summary of sustainability effects

- 5.354 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> Proposed policy is the same as Option A (the preferred option from the Draft Local Plan)						
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>Pub. LP</b>	<b>A</b>	<b>B</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	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 townscape	++	++	0			
SA16: Soil	0	0	0			

### SA findings for the Publication approach

- 5.355 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.356 Option A 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.
- 5.357 Option A 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.

- 5.358 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*

- 5.359 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.

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## Policy LPP 41: Infill development in hamlets

### Policy approaches considered and summary of sustainability effects

- 5.360 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan).  <b>A:</b> Identification that gaps within the existing built up 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>preferred</b> )  <b>B:</b> To not allow any infill development within the countryside and focus all development to development boundaries  <b>C:</b> 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>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</b>		
SA1: Community safety & cohesion	0	0	0	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	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 Publication approach

- 5.361 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.362 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*

- 5.363 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.
- 5.364 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 42: Residential Conversion of Buildings in the Countryside

### Policy approaches considered and summary of sustainability effects

- 5.365 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. The preferred option from the Draft Local Plan is Option A below.

Summary of policy options:						
<p><b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), with added reference to wildlife surveys.</p> <p>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></p> <p>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</p>						
SA Objective	Pub. LP	A	B			
SA1: Community safety & cohesion	-	-	0			
SA2: Housing	++	++	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	0	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 Publication approach

- 5.366 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 5.367 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.

- 5.368 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.
- 5.369 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*

- 5.370 Policy option B is to 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 43: Garden Extensions

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

- 5.371 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with added reference to heritage assets. <b>A:</b> 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>B:</b> To have no policy in relation to garden extensions and deal with it under general policies.						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</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			
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			
SA16: Soil	0	0	0			

#### SA findings for the Publication approach

- 5.372 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies with the following exception.
- 5.373 The updated of this policy now states that extension of a garden will only be permitted where there is no material adverse impact on the character and appearance of any heritage asset and their setting, leading to minor positive effects for SA objective 10: historic environment.

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

- 5.374 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*

- 5.375 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

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

### Policy LPP 44: Sustainable Transport

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

5.377 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan).  <b>A:</b> 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>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	0	0	0	0		
SA3: Health	+	+	+	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		
SA8: Accessibility	++	++	++	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 Publication approach*

5.378 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

5.379 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.

- 5.380 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).
- 5.381 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*

- 5.382 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.
- 5.383 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 45: Parking Provision

### Policy approaches considered and summary of sustainability effects

- 5.384 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with the addition of a list of key car parks and an allocation for commuter parking.</p> <p>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></p> <p>B: To have no policy.</p> <p>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.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	0	0	0	0		
SA3: Health	+/-	+/-	0	-		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	-?	0	0	0		
SA7: Sustainable travel	+/-	+/-	0	-		
SA8: Accessibility	++	++	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 townscape	0	0	0	0		
SA16: Soil	-?	0	0	0		

### SA findings for the Publication approach

- 5.385 The Publication approach similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies, with the following exceptions arising from allocation of Freeport West for commuter parking.
- 5.386 Freeport West currently consists of unallocated greenfield land, which would be lost if developed for parking, leading to a minor negative effect on SA objective 6: biodiversity and geodiversity. As the site is within an urban context and between a road and a railway line, there is uncertainty regarding the biodiversity value of the site.
- 5.387 Freeport West consists of Grade 3 agricultural land, resulting in negative effects on SA objective 16: Soil. There is uncertainty regarding this effect as due to the location of the site between a

road and shopping village and railway line, it is unlikely that this land would ever be used for agriculture.

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

- 5.388 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.
- 5.389 This policy will safeguard parking at a number of rail stations (Braintree, Bures, Hatfield Peverel, Kelvedon and Witham), which may encourage train travel as an alternative to car travel for longer journeys and thereby promote use of sustainable transport. This would have positive effects on SA objective 7: Sustainable transport. However, provision of parking for new residential development could discourage the use of public transport, leading to mixed effects on SA objective 7.
- 5.390 This policy 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 11: Climate change mitigation, and SA objective 14: Air Quality.

*SA findings for the reasonable alternatives considered*

- 5.391 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.
- 5.392 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 46: Protected Lanes

### Policy approaches considered and summary of sustainability effects

5.393 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan).  <b>A:</b> 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>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>Pub. LP</b>	<b>A</b>	<b>B</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			
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			
SA16: Soil	0	0	0			

### SA findings for the Publication approach

5.394 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

5.395 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

- 5.396 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 47: Transport Related Policy Areas

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

- 5.397 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), although additional acceptable use classes in these areas have been added.  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>						
SA Objective	Pub. LP	A				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	0	0				
SA4: Service centre vitality	+	+				
SA5: Economy	+	+				
SA6: Biodiversity and geodiversity	0	0				
SA7: Sustainable travel	0	0				
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	++	++				
SA16: Soil	0	0				

### SA findings for the Publication approach

- 5.398 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but allows additional use classes in Transport-Related Policy Areas including other sui generis uses and a nursery (D1). The assessment for Option A below applies.

### SA findings for the preferred approach

- 5.399 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.

- 5.400 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*

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

**Policy LPP 48: New Road Infrastructure**

*Policy approaches considered and summary of sustainability effects*

- 5.402 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan).						
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>Pre-Sub.</b>	<b>A</b>				
SA1: Community safety & cohesion	0	0				
SA2: Housing	0	0				
SA3: Health	+/-	+/-				
SA4: Service centre vitality	0	0				
SA5: Economy	+	+				
SA6: Biodiversity and geodiversity	-?	-?				
SA7: Sustainable travel	+/-	+/-				
SA8: Accessibility	+	+				
SA9: Education and skills	0	0				
SA10: Historic environment	-?	-?				
SA11: Climate change mitigation	+/-	+/-				
SA12: Water environment	0	0				
SA13: Flood risk	0	0				
SA14: Air quality	+/-	+/-				
SA15: Landscapes and townscapes	-?	-?				
SA16: Soil	0	0				

*SA findings for the Publication approach*

- 5.403 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below still applies.

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

- 5.404 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.
- 5.405 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.
- 5.406 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.
- 5.407 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
- 5.408 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*

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

## Policy LPP 49: Broadband

### Policy approaches considered and summary of sustainability effects

5.410 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), but references to 'high-speed' and 'super-fast', and thresholds to which the policy applies have been removed.  <b>A:</b> 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>B:</b> Have no policy on broadband and adopt a market led approach.  <b>C:</b> Require all properties to be served to the door by super high speed broadband.						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	0	0	0	-		
SA3: Health	0	0	0	0		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	+	+	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	++?		
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 Publication approach

5.411 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

5.412 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*

- 5.413 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.
- 5.414 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.

## 6 SA findings for the 'Creating Better Places' 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 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.
- 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 **Error! Reference source not found..**

### Policy LPP 50: Built and Historic Environment

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

- 6.3 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), with the addition of encouraging local groups to formulate Local Lists.						
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>Pub. LP</b>	<b>A</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	0	0				
SA10: Historic environment	++	++				
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				
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#### *SA findings for the Publication approach*

- 6.4 In general, the Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies. The amendment to the policy regarding encouraging local groups to formulate Local Lists is likely to further strengthen conservation and enhancement of the historic environment (SA objective 10) and also likely to have positive effects in relation to SA objective 1, as it will give local people a sense of ownership and pride in the historic environment. The Publication approach also lists additional specific historic features for additional clarity.

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

- 6.5 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.
- 6.6 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*

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

### **Policy LPP 51: An Inclusive environment**

#### *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>						
<b>Publication:</b> Inclusive design in all new developments so as to meet the needs of all users.						
As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.						
<b>SA Objective</b>	<b>Pub. LP</b>					
SA1: Community safety & cohesion	++					
SA2: Housing	+					
SA3: Health	+					
SA4: Service centre vitality	0					
SA5: Economy	0					
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 Publication approach*

- 6.9 Policy 45 is likely to improve the quality of life for a number of people, regardless of disability, age, gender, ethnicity or economic circumstances by responding to their different needs through inclusive design. This helps reduce inequality, encouraging greater community cohesion. A significant positive effect is therefore likely for SA objective 1: Community safety & cohesion. This is also likely to increase accessibility of housing, leading to minor positive effects on SA objective 2: Housing.
- 6.10 The policy states that development will contain no disabling barriers. This will improve access to amenities such as health facilities whilst also contributing positively to reduce social exclusion by ensuring better access to jobs and shopping services for all. Minor positive effects are therefore likely for SA objective 3: Health and SA objective 8: Accessibility.

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

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

## A healthy and active district

- 6.12 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 52: Health and Wellbeing Impact Assessment

#### *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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan).  <b>A:</b> 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>B:</b> No policy						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>			
SA1: Community safety & cohesion	+	+	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	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 townscapes	0	0	0			
SA16: Soil	0	0	0			

#### *SA findings for the Publication approach*

- 6.14 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 6.15 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.

- 6.16 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*

- 6.17 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.

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## Policy LPP 53: Provision for Open Space, Sport and Recreation

### Policy approaches considered and summary of sustainability effects

- 6.18 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with reference to other areas that may be of particular quality and removal of space requirements for open space, built sports and recreation facilities and playing pitches and outdoor sports.</p> <p>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></p> <p>B: No policy - sports provision provided as opportunities for development arise. Reliance on national policy.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</b>			
SA1: Community safety & cohesion	+	+	0			
SA2: Housing	0	0	0			
SA3: Health	+	++	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	+	+	0			
SA6: Biodiversity and geodiversity	++?	++?	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			
SA16: Soil	0	0	0			

### SA findings for the Publication approach

- 6.19 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with reference to other areas that may be of particular quality, the consideration of opportunities for off-site provision and removal of local provision standards and space requirements for open space, and built sports and recreation facilities and playing pitches and outdoor sports. The assessment for Option A below applies with the following exceptions.
- 6.20 The policy no longer sets out the required provision for amenity and natural greenspace and instead focuses on requiring developers to replace types of recreational facility in surplus with

those in deficit. The removal of requirements for provision of new open space, sports and recreation facilities has led to an assessment of minor positive effects against SA objectives 3: health and 8: accessibility, rather than the positive effect at Draft Local Plan stage.

- 6.21 The policy now states that the Council shall consider applications with the intention of 'mitigating' the impact on biodiversity, rather than 'considering'. The policy would be stronger if it emphasised the mitigation hierarchy and an intent to avoid negative impacts on biodiversity before considering mitigation. Nevertheless, the policy still recognises that areas of open space can benefit biodiversity, leading to minor positive impacts (with uncertainty) on SA objective 6: biodiversity and geodiversity.

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

- 6.22 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, and SA objective 8: Accessibility.
- 6.23 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.
- 6.24 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.
- 6.25 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 (having a minor positive effect on SA objective 15: 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*

- 6.26 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 54: Equestrian Facilities

### Policy approaches considered and summary of sustainability effects

- 6.27 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with removal of reference to floodlighting and an additional requirement to avoid significant effects on settings of heritage assets.</p> <p>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></p> <p>B: To have no policy on equestrian facilities and rely on other policies including commercial development in the countryside.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</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			
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			
SA16: Soil	0	0	0			

### SA findings for the Publication approach

- 6.28 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies, with the following exception.
- 6.29 The inclusion of a criterion to ensure no significant effects on the settings of heritage assets has led to assessment of a positive effect for SA Objective 10: Historic Environment.
- 6.30 Whilst the criteria to prevent use of floodlighting has been removed, the requirement to ensure no significant effects on important landscape or nature conservation interests or adjacent residential areas is expected to remove the likelihood of any adverse effects from floodlighting.

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

- 6.31 This policy states that new equestrian facilities will only be permitted where there is no significant effect on important landscape or nature conservation interests, therefore minor positive effects are expected with regards to SA objectives 6: biodiversity and geodiversity and 15: landscapes and townscapes.
- 6.32 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*

- 6.33 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

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

### **Policy LPP 55: Layout and Design of Development**

#### *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. The preferred option from the Draft Local Plan is Option A below.

Summary of policy options:						
<b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with the addition of criteria regarding architectural quality and single aspect dwellings. Criteria regarding vulnerability to climate change and external alterations have been removed.						
<b>A:</b> 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>						
SA Objective	Pub. LP	A				
SA1: Community safety & cohesion	+	+				
SA2: Housing	+/-	+/-				
SA3: Health	+	+				
SA4: Service centre vitality	0	0				
SA5: Economy	0	0				
SA6: Biodiversity and geodiversity	+	+				
SA7: Sustainable travel	+	+				

SA8: Accessibility	+	+				
SA9: Education and skills	0	0				
SA10: Historic environment	+	+				
SA11: Climate change mitigation	0	+				
SA12: Water environment	+	+				
SA13: Flood risk	+	+				
SA14: Air quality	+	+				
SA15: Landscapes and townscapes	+	+				
SA16: Soil	0	0				

#### SA findings for the Publication approach

- 6.36 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies, with the following exceptions.
- 6.37 The removal of the criterion requiring development to minimise vulnerability to climate change has resulted in negligible, rather than a positive effects on SA objective 12: climate change mitigation. Whilst this criterion had implications for SA objectives 2 and 3 as well, positive effects on these objectives remain due to the influence of other design requirements in the policy, such as the requirement for buildings to incorporate measures for environmental sustainability and promoting a safe and secure environment.
- 6.38 The additional criterion relating to architectural quality is likely to have positive implications for SA objective 15: landscapes and townscapes, although this will not be of a magnitude to increase the significance of the effect from a minor positive.

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

- 6.39 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*'.
- 6.40 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.
- 6.41 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.
- 6.42 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.

- 6.43 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.
- 6.44 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*

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

## Conservation areas

- 6.46 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 56: Conservation Areas

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

- 6.47 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. The preferred option from the Draft Local Plan is Option A below. Note that this policy consists of part of Policy 47 in the Draft Local Plan. As Policy 47 has now been split into policies 56 and 57, the assessment of the Draft Plan preferred option and alternatives focus on the parts of Draft Plan Policy 47 that related to the content of this policy.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but this has now been split between two policies. This policy relates to managing development in conservation areas.</p> <p>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></p> <p>B: Reliance on national guidance.</p> <p>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.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</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		
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		
SA16: Soil	0	0	0	0		



*SA findings for the Publication approach*

- 6.48 This policy is equivalent to the first part of the preferred Policy LPP 47 of the Draft Local Plan (Option A below), focusing on management of development in conservation areas. Nevertheless, the assessment is the same as that for Option A below.

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

- 6.49 This policy 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 proposals within or adjacent to a conservation area to not detract from the character, appearance and essential features of the Conservation Area, by retaining details of existing buildings that make a positive contribution to the character and appearance of the conservation area and by ensuring that building materials are authentic and complementary to the character of buildings.

*SA findings for the reasonable alternatives considered*

- 6.50 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.
- 6.51 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 57: Demolition in Conservation Areas

### Policy approaches considered and summary of sustainability effects

- 6.52 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. The preferred option from the Draft Local Plan is Option A below. Note that this policy consists of part of Policy 47 in the Draft Local Plan. As Policy 47 has now been split into policies 56 and 57, the assessment of the Draft Plan preferred option and alternatives focus on the parts of Draft Plan Policy 47 that related to demolition in conservation areas.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but this has now been split between two policies. This policy relates to demolition in conservation areas.</p> <p>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></p> <p>B: Reliance on national guidance.</p> <p>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.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</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		
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		
SA16: Soil	0	0	0	0		

### SA findings for the Publication approach

- 6.53 This policy is equivalent to the second part of the preferred Policy LPP 47 of the Draft Local Plan (Option A below), focusing on demolition in conservation areas. The Publication approach is also expected to have positive implications for SA objectives 10 and 15, as demolition will only be permitted in exceptional cases, where the historic environment and landscape are not harmed and may be enhanced.

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

- 6.54 This policy is expected to have a significant positive effect in relation to SA objective 10: Historic environment and SA objective 15: Landscapes and townscape by requiring that demolition of an unlisted building or structure in a conservation area would not have a negative impact on the street scene, the structure makes a negative contribution to the conservation area, demolition would benefit the local environment or infrastructure or it is part of redevelopment scheme that would preserve or enhance the character and appearance of the area. SA findings for the reasonable alternatives considered
- 6.55 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.
- 6.56 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 58: Shop Fronts, Fascias and Signs in Conservation Areas

### 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan).  <b>A:</b> 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>B:</b> Reliance on national guidance, reliance on general design policy.						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</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			
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 Publication approach

- 6.58 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 6.59 The policy 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

- 6.60 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 59: Illuminated Signs in Conservation Areas

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

- 6.61 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan).</p> <p>A: A policy which ensures that illuminated signs do not impact on the overall character and appearance of conservation areas. <b>(preferred)</b></p> <p>B: Reliance on national guidance, reliance on general design policy.</p>						
SA Objective	Pub. LP	A	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			
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 Publication approach

- 6.62 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 6.63 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*

- 6.64 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.

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## Heritage assets

- 6.65 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 60: Heritage Assets and their Settings

#### *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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan).  <b>A:</b> 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>B:</b> Reliance on national guidance.						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</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			
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			
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 Publication approach*

- 6.67 This policy is equivalent to the preferred option for Policy LLP 50: Alterations, Extensions and Changes of Use to Heritage Assets and their Settings in the Draft Local Plan. The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 6.68 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.
- 6.69 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*

- 6.70 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

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

### Policy LPP 61: Demolition of Listed Buildings or Structures

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

- 6.72 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan).</p> <p>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></p> <p>B: Reliance on national guidance.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</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			
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			
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 Publication approach*

- 6.73 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 6.74 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.
- 6.75 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*

- 6.76 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

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

### Policy LPP 62: Enabling Development

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

6.78 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan). <b>A:</b> 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>B:</b> Reliance on Historic England guidance.						
SA Objective	Pub. LP	A	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			
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 Publication approach*

6.79 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

6.80 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.

- 6.81 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*

- 6.82 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.

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## Sites of archaeological importance

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

### Policy LPP 63: Archaeological Evaluation, Excavation and Recording

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

- 6.84 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with the added specification that permission will not be permitted if remains are of sufficient importance to be preserved in situ.  <b>A:</b> A policy which ensures that development takes place, its site is checked for archaeological potential, and if any found it is properly mitigated and recorded. <b>(preferred)</b>  <b>B:</b> Reliance on national guidance.						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</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			
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 Publication approach*

- 6.85 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but specifies that remains should be preserved in situ where they are of sufficient importance. The assessment for Option A below still applies.

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

- 6.86 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.
- 6.87 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*

- 6.88 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

- 6.89 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 64: Educational Establishments

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

- 6.90 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but in addition it names two sites for new educational facilities.						
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.						
SA Objective	Pub. LP	A	B			
SA1: Community safety & cohesion	++	++	++			
SA2: Housing	0	0	0			
SA3: Health	0	0	0			
SA4: Service centre vitality	0	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	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			

#### *SA findings for the Publication approach*

- 6.91 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but identifies two specific sites for development of new educational facilities. One of these, Land at Ravens Avenue, Halstead, is located on the same site as site GGHR 284, which was previously

assessed as a potential housing site. The other site is Lodge Farm, in the west of Witham. The allocation of these sites has led to the following amendments, relative to the assessment of Option A (below). Minor negative effects are expected with regards to SA objective 6: biodiversity, as both sites consist of undesignated greenfield land.

- 6.92 Both sites are partially within 400m of a bus stop, meaning that pupils will be able to access the school via public transport, which will have minor positive effects on SA objective 7: sustainable travel. These bus stops are served by frequent services and both sites are adjacent to main towns, therefore they have good levels of accessibility and a significant positive effect is expected with regards to SA objective 8: Accessibility.
- 6.93 A small part of Land at Ravens Avenue falls within SPZ2, but this is less than 25% of the site, therefore negligible effects are recorded with regards to SA objective 12: Water environment.
- 6.94 Both Land at Ravens Avenue and Lodge Farm are located within an area of moderate landscape sensitivity and both consist of greenfield land, therefore this policy is expected to have minor negative effects with regards to SA objective 15: Landscapes and townscapes.
- 6.95 Land at Ravens Avenue consists partially of Grade 3 agricultural land and is partially not considered to be agricultural land. Lodge Farm consists entirely of Grades 1 and/or 2 agricultural land, resulting in significant negative effects on SA objective 16: Soil.

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

- 6.96 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.
- 6.97 A minor positive is expected for SA objective 5: economy, as retained and new educational establishments provide local employment opportunities.

*SA findings for the reasonable alternatives considered*

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



## Policy LPP 65: Local Community Services and Facilities

### Policy approaches considered and summary of sustainability effects

- 6.99 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but in addition it names two community assets and three sites for new or enhanced community facilities.</p> <p>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></p> <p>B: To provide specific allocations for new community facilities</p>						
SA Objective	Pub. LP	A	B			
SA1: Community safety & cohesion	++?	+	++?			
SA2: Housing	0	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	0			
SA10: Historic environment	-?	0	0			
SA11: Climate change mitigation	0	0	0			
SA12: Water environment	-?	0	0			
SA13: Flood risk	--?	0	0			
SA14: Air quality	0	0	0			
SA15: Landscapes and townscapes	--?	0	0			
SA16: Soil	--?	0	0			

### SA findings for the Publication approach

- 6.100 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but safeguards three specific sites for development of new or enhanced community facilities. As such the assessment for Option A below applies, with the following exceptions. There is some uncertainty associated with all effects of the assessed policy as it is limited to safeguarding land and it is unclear how community facilities will be provided at these sites within the plan period.
- 6.101 This policy is expected to have significant positive effects with regards to SA objective 1: Community safety and cohesion, as it allocates new sites for community facilities and protects existing facilities.

- 6.102 Minor negative effects are expected for SA objective 6: Biodiversity and geodiversity, as Land Adjacent Nuns Walk (safeguarded in this policy) consists entirely of greenfield land.
- 6.103 The safeguarded sites at Butler Road, Halstead, and Land Adjacent Nuns Walk, are adjacent to a conservation area. Development at these sites may harm the setting of the conservation area, but this is likely to be able to be mitigated, having negative effects on SA objective 10: Historic environment. There is uncertainty surrounding this, as BDC officers have not assessed the potential for impacts on the historic environment through site visits.
- 6.104 All three safeguarded sites lie within SPZ2, therefore minor negative effects have been identified with regards to SA objective 12: water environment.
- 6.105 Over 25% of the safeguarded site at Butler Road, Halstead, lies within Flood Zone 3 and the remainder of the site lies within Flood Zone 2. This has resulted in significant negative effects for SA objective 13: flood risk.
- 6.106 The two safeguarded sites at Great Yeldham lie within an area of high landscape sensitivity, therefore significant negative effects are expected with regards to SA objective 15: landscapes and townscapes.
- 6.107 The majority of land at Butler Road is located on past contaminated land and it is not known if this has or will be remediated. Part of Land Adjacent Nuns Walk (over 25% of the site) consists of Grade 1 and/or 2 agricultural land. The remainder of this site and Land at Hunnable Industrial Estate consist of Grade 3 agricultural land. As such, this policy is assessed as having significant negative effects against SA objective 16: soil.

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

- 6.108 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.
- 6.109 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*

- 6.110 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.

## Policy LPP 66: Cemeteries and Churchyards

### Policy approaches considered and summary of sustainability effects

- 6.111 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>						
<b>Publication:</b> Retain all existing cemeteries and churchyards, unless all other reasonable options for retaining the facility have been considered or a replacement facility of at least equivalent quality is provided. Allocate an extension to Bocking Cemetery and the churchyard at St Mary The Virgin, Great Bardfield.  As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.						
<b>SA Objective</b>	<b>Pub. LP</b>					
SA1: Community safety & cohesion	0					
SA2: Housing	0					
SA3: Health	0					
SA4: Service centre vitality	0					
SA5: Economy	0					
SA6: Biodiversity and geodiversity	0					
SA7: Sustainable travel	+					
SA8: Accessibility	+					
SA9: Education and skills	0					
SA10: Historic environment	0					
SA11: Climate change mitigation	0					
SA12: Water environment	?					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	?					
SA16: Soil	--					

### SA findings for the Publication approach

- 6.112 St Mary the Virgin church is within 400m of a bus stop, which is served by infrequent services, ensuring that the cemetery extension would be reasonably accessible by public transport, although the cemetery is likely to primarily serve the local parish. This has resulted in minor positive effects for SA objective 7: Sustainable travel and SA objective 8: Accessibility.
- 6.113 The extension to St Mary the Virgin churchyard lies within a conservation area, but given its location to adjacent to the existing churchyard and to the back of Saint Mary the Virgin Church, the extension is not likely to impact the conservation area. The extension to Bocking Cemetery is also expected to have negligible effects with regards to SA objective 10: Historic environment.
- 6.114 The extension to St Mary the Virgin churchyard is wholly within SPZ3, and the extension to Bocking Cemetery lies primarily within SPZ 1c, which relates to sub-surface activity only, resulting in uncertain effects on SA objective 12: Water environment.

- 6.115 The extension to St Mary the Virgin churchyard lies wholly within an area of high landscape sensitivity and a Visually Important Space. Given that the site is allocated for extension of a churchyard it is unlikely that landscape character will be adversely affected. Whether or not the extension of this churchyard would adversely affect the Visually Important Space allocation remains uncertain with regards to SA objective 15: landscapes and townscapes. The extension to Bocking Cemetery lies in an area of unknown landscape sensitivity, adding to the uncertainty recorded against SA objective 15.
- 6.116 The extension to St Mary the Virgin churchyard consists mainly of Grades 1 and/or 2 agricultural land, although the northwest part of the site consists of Grade 2 land. The guidelines and criteria for grading agricultural land<sup>8</sup> state that cemeteries have little potential for a return to agriculture, therefore the cemetery extension would lead to loss of best and most versatile agricultural land, leading to significant negative effects against SA objective 16: soil. The extension to Bocking Cemetery is not classified as agricultural land.

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<sup>8</sup> Ministry of Agriculture, Fisheries and Food (MAFF) (1988) Agricultural Land Classification of England and Wales, *Revised guidelines and criteria for grading the quality of agricultural land*

## 7 SA findings for the 'District's Natural Environment' 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 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.
- 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 **Error! Reference source not found..**

## Biodiversity, landscape character and agriculture

- 7.3 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 67: Natural Environment and Green Infrastructure

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

- 7.4 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach draws on Option A (the preferred option from the Draft Local Plan), but with greater emphasis on green infrastructure and removal of references to the excessive use of water and other resources and prioritisation of poorer quality agricultural land.</p> <p>A: 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>(preferred)</b></p> <p>B: Include a separate policy for considering climate change.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	+	0	0			
SA4: Service centre vitality	0	0	0			
SA5: Economy	+	0	0			
SA6: Biodiversity and geodiversity	++	++	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	0	+	0			
SA13: Flood risk	0	0	0			
SA14: Air quality	0	+	0			
SA15: Landscapes and townscapes	++	++	0			
SA16: Soil	0	++	0			

#### *SA findings for the Publication approach*

- 7.5 The Publication approach draws on Option A (the preferred option from the Draft Local Plan), but puts greater emphasis on green infrastructure. References to the excessive use of water and

other resources and prioritisation of poorer quality agricultural land have been removed from the policy, leading to removal of the previously identified positive effects with regards to SA objective 12: water environment and SA objective 16: soil. Reducing excessive use of water is not addressed in other plan policies, but policies LPP 9 and LPP 76 require prioritisation of lower quality agricultural land with regards to tourism development in the countryside and renewable energy development respectively.

- 7.6 As with Option A below, the Publication approach requires proposals to protect and enhance the natural environment, leading to significant positive effects with regards to SA objective 6: biodiversity and geodiversity.
- 7.7 The natural environment, habitats, biodiversity and geodiversity contribute to local character and aesthetics. Along with the requirement for development proposals to contribute towards green infrastructure, this policy is expected to have significant positive effects on SA objective 15: landscape and townscape.
- 7.8 Green infrastructure is multi-functional green space and therefore has multiple benefits. Increasing and enhancing green infrastructure in the district is likely to provide attractive outdoor spaces, which could have positive impacts on the mental, social and physical wellbeing of residents and they may be encouraged to spend more time in these attractive environments. As such, minor positive effects are expected with regards to SA objective 3: health.
- 7.9 In addition, green infrastructure can boost the image of a town or district, which can help attract and retain workers and businesses, therefore having minor positive effects on SA objective 5: economy.

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

- 7.10 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
- 7.11 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*

- 7.12 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 68: Protected Species, Priority Spaces and Priority Habitat

### Policy approaches considered and summary of sustainability effects

- 7.13 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach strengthens Option A (the preferred option from the Draft Local Plan) by focusing more on ensuring no net loss of priority species or habitats and a precautionary approach where uncertainty remains.</p> <p>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></p> <p>B: Include policy seeking to create a network of wildlife corridors and avoid fragmented and isolated pockets of habitat.</p> <p>C: Inclusion of a more specific policy requiring specialist design features in new development to provide habitat and thereby improve biodiversity.</p> <p>D: Inclusion in policy of measures to identify and protect species rich and local habitats of importance.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</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	0	
SA4: Service centre vitality	0	0	0	0	0	
SA5: Economy	0	0	0	0	0	
SA6: Biodiversity and geodiversity	++	++	++	++	++	
SA7: Sustainable travel	0	0	0	0	0	
SA8: Accessibility	0	0	0	0	0	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	0	0	0	0	0	
SA11: Climate change mitigation	0	0	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	0	
SA15: Landscapes and townscapes	0	0	0	0	0	
SA16: Soil	0	0	0	0	0	

### SA findings for the Publication approach

- 7.14 The Publication approach strengthens the approach of Option A below by supporting proposals that result in a net gain in priority habitat and ensuring no net loss of priority habitat or species. In addition, the Publication approach emphasises the mitigation hierarchy, by requiring adverse impacts on priority habitat to be avoided, requiring appropriate mitigation for adverse impacts on



priority habitats and species and requiring any residual impacts to be compensated for. The policy also requires a precautionary approach where insufficient information about mitigation is provided. It also states that proposals leading to loss, deterioration or fragmentation of irreplaceable habitats will not normally be permitted. These factors are likely to result in significant positive effects for SA objective 6: biodiversity and geodiversity.

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

- 7.15 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*

- 7.16 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 69: Tree Protection**

*Policy approaches considered and summary of sustainability effects*

- 7.17 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>						
<p><b>Pre -Submission:</b> The Publication approach states that prominent trees contributing to local character will be protected by tree preservation orders. Any works to trees or development on sites with existing trees or planned tree planting should be carried out in line with the relevant British Standards.</p> <p>As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</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	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 Publication approach*

- 7.18 The Publication approach will protect trees which contribute to the local landscape and offer significant amenity value, particularly those with a 'reasonable' life expectancy. This is expected to contribute to maintaining attractive places in Braintree, which will have significant positive effects for SA objective 15: landscape and townscape. In addition, attractive surroundings can have positive effects for mental health and wellbeing, therefore minor positive effects are expected for SA objective 3: health.
- 7.19 By promoting conservation of healthy trees, this policy is also likely to contribute to maintaining biodiversity, including trees themselves and those species that depend on them. This has led to an assessment of significant positive effects with regards to SA objective 6: biodiversity and geodiversity.

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

- 7.20 No reasonable alternatives were considered by the Council.

## Policy LPP 70: Protection, Enhancement, Management and Monitoring of Biodiversity

### Policy approaches considered and summary of sustainability effects

- 7.21 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan) but with additional requirements relating to compliance with the Anglian River Basin Management Plan and the value of brownfield sites.</p> <p>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></p> <p>B: Include policy/wording seeking to create a network of wildlife corridors and avoid fragmented and isolated pockets of habitat.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</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	++	++	++			
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	++	+	+			
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 Publication approach

- 7.22 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but expands this by requiring development to comply with and contribute positively to the Anglian River Basin Management Plan. The Publication approach also requires development on brownfield land to maintain and enhance important biodiversity features and states that planning permission will be refused where harm to biodiversity cannot be avoided, mitigated or compensated for. The assessment for Option A below applies, but with significant positive effects expected for SA objective 12, due to development having to contribute positively to the Anglian River Basin Management Plan.

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

- 7.23 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.
- 7.24 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*

- 7.25 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 71: Landscape Character and Features

### Policy approaches considered and summary of sustainability effects

- 7.26 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan) but with added references to the National Character Area and the AONB.</p> <p>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></p> <p>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.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</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	++	++	++/ --			
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 Publication approach

- 7.27 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan) but with added references to the South Suffolk and North Essex Clayland National Character Area and a requirement for proposals not to harm the setting of the AONB. The assessment for Option A below still applies.

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

- 7.28 This policy 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*

- 7.29 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 72: Green Buffers

### Policy approaches considered and summary of sustainability effects

- 7.30 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan) but lists the specific areas identified as Green Buffers.</p> <p>A: 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></p> <p>B: To have no policy and rely on the NPPF.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</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			
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			
SA16: Soil	0	0	0			

### SA findings for the Publication approach

- 7.31 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan) but lists the specific areas identified as Green Buffers. The assessment for Option A below applies.

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

- 7.32 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.

- 7.33 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*

- 7.34 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

- 7.35 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 73: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

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

- 7.36 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with additional emphasis on avoiding unacceptable impacts on land and soil quality.</p> <p>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></p> <p>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.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>			
SA1: Community safety & cohesion	0	0	0			
SA2: Housing	0	0	0			
SA3: Health	+	+	+			
SA4: Service centre vitality	0	0	0			
SA5: Economy	0	0	0			
SA6: Biodiversity and geodiversity	+	+	+			
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	++	++	++			
SA13: Flood risk	0	0	0			
SA14: Air quality	++	++	++			
SA15: Landscapes and townscapes	+	+	+			
SA16: Soil	+	0	++			

#### *SA findings for the Publication approach*

- 7.37 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with additional emphasis on avoiding unacceptable impacts on land and soil quality and condition. The assessment for Option A below still applies, with the following exception.
- 7.38 Minor positive effects were identified against SA objective 16: Soil as the policy states that development will not be permitted where there are likely to be 'unacceptable impacts' on land and soil quality and condition.

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

- 7.39 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.
- 7.40 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.
- 7.41 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*

- 7.42 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

- 7.43 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 74: Climate Change

#### *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>						
<b>Pre -Submission:</b> Reduce greenhouse gas emissions and require developments to demonstrate that the principles of climate change mitigation and adaptation have been embedded into design. Encourage and support the provision of renewable and low carbon technologies, subject to their impacts on landscape, amenity, pollution, heritage, biodiversity, soils and highways.  As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.						
<b>SA Objective</b>	<b>Pre-Sub.</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	0					
SA9: Education and skills	0					
SA10: Historic environment	+					
SA11: Climate change mitigation	++					
SA12: Water environment	0					
SA13: Flood risk	+?					
SA14: Air quality	+					
SA15: Landscapes and townscapes	+					
SA16: Soil	+					

#### *SA findings for the Publication approach*

- 7.45 The Publication approach aims to reduce greenhouse gas emissions and requires development proposals to demonstrate how developmental design has considered climate change mitigation and adaptation. In requiring reduction of greenhouse gas emissions, this policy will have significant positive effects with regards to SA objective 11: climate change mitigation. More specific requirements on energy efficiency in new development are set out in policy LPP 75.
- 7.46 This policy is likely to have a number of positive secondary effects. Ensuring that development is built to both limit greenhouse gas emissions and withstand the unavoidable effects of climate

change is likely to have minor positive implications for SA objective 3: health, as residents and workers will be at reduced risk of injury or ill health from climate change issues, such as overheating, flooding and other extreme weather events. This may also help to increase resilience of local businesses to climate change and promote the green economy, leading to minor positive effects on SA objective 5: economy.

- 7.47 As specified in the supporting text to this policy, it is expected that promoting sustainable modes of transport will be a key factor in minimising greenhouse gas emissions, leading to minor positive effects on SA objective 7: sustainable travel.
- 7.48 One of the key effects of climate change that the district is likely to have to adapt to is increased risk of flooding. As such, minor positive effects are recorded against SA objective 13: flood risk, although such effects remain uncertain as the policy does not explicitly refer to minimising flood risk.
- 7.49 The policy supports provision of renewable and low carbon technologies, but specifies that this is subject to their impacts on landscape and visual amenity, residential amenity, pollution, heritage assets, biodiversity, soils and highways. This is assessed as having minor positive effects with regards to SA objectives 6: biodiversity and geodiversity, 10: historic environment, 14: air quality, 15: landscapes and townscape and 16: soil. More specific requirements for the development of renewable energy facilities is provided by the separate Local Plan policies LPP 76 and LPP 77.

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

- 7.50 No reasonable alternatives were considered by the Council.

### **Policy LPP 75: Energy Efficiency**

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

- 7.51 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan).</p> <p>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></p> <p>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.</p> <p>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.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</b>	<b>C</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	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	++	++	++	+		
SA12: Water environment	++?	++?	++?	+		
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 Publication approach*

- 7.52 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 7.53 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.
- 7.54 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*

- 7.55 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.
- 7.56 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 76: Renewable Energy Schemes

### Policy approaches considered and summary of sustainability effects

- 7.57 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with a statement that the benefits of low carbon energy generating potential should be taken into consideration.</p> <p>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></p> <p>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.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</b>	<b>B</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	++	++	++			
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	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 Publication approach

- 7.58 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), but with a statement that the benefits of low carbon energy generating potential should be taken into consideration. The assessment for Option A below still applies.

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

- 7.59 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.
- 7.60 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*

- 7.61 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 77: Renewable energy within new developments

### Policy approaches considered and summary of sustainability effects

- 7.62 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Pre -Submission:</b> The Publication approach is the same as Option A (the preferred option from the Draft Local Plan).</p> <p>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></p> <p>B: Exclusion of the percentage figures as a target.</p> <p>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.</p> <p>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.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>	<b>A</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	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	0	
SA8: Accessibility	0	0	0	0	0	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	0	0	0	0	0	
SA11: Climate change mitigation	++	++	++?	+	0	
SA12: Water environment	0	0	0	0	0	
SA13: Flood risk	0	0	0	0	0	
SA14: Air quality	++	++	++?	+	0	
SA15: Landscapes and townscapes	0	0	0	0	0	
SA16: Soil	0	0	0	0	0	

### SA findings for the Publication approach

- 7.63 The Publication approach is the same as Option A (the preferred option from the Draft Local Plan) therefore the assessment for Option A below still applies.

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

- 7.64 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*

- 7.65 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.
- 7.66 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.
- 7.67 Policy option D appears to repeat the section of Policy LPP 76 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

7.68 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 78: Flooding Risk and Surface Water Drainage

*Policy approaches considered and summary of sustainability effects*

7.69 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> Development should take place in areas at lowest risk of flooding and any development elsewhere must detailed criteria for developments in Flood Zones 2 and 3.</p> <p>A: More high level general wording which refers to national policy could be adopted to slim down the policies. Policies for run off rates, EA licences and fluvial flood risk would be as in the NPPF/NPPG and other material considerations.</p> <p>B: Developments on previously developed land of more than one dwelling or commercial building or development of a site greater than 0.1 hectare are required to reduce post development run off rates for events up to and including the 1 in 100 year return period event, with an allowance for climate change, to that of a greenfield condition. A minimum requirement is for a 50% betterment. Calculations to demonstrate that such requirements can be met should be submitted to the Local Planning Authority as part of a planning application.</p> <p>C: Strengthen the policy by adding specific policy requirements for all sites within CDAs.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</b>		
SA1: Community safety & cohesion	0	0	0	0		
SA2: Housing	0	0	0	0		
SA3: Health	+	0	0	+		
SA4: Service centre vitality	0	0	0	0		
SA5: Economy	0	0	0	0		
SA6: Biodiversity and geodiversity	+	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	++	++	++	++		
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 Publication approach*

- 7.70 As well as preventing development at risk of adverse effects of flooding, this policy aims to ensure the safety of people in development in areas at risk of flooding, such as provision of safe access and egress, resulting in positive effects on SA objective 3: health.
- 7.71 The policy states that development should explore opportunities for riverside restoration, which could lead to biodiversity enhancements. In addition, there is potential for new flood management measures, such as attenuation ponds, to contribute to local biodiversity. This may result in positive effects on SA objective 6: biodiversity and geodiversity, although this remains uncertain as it depends on the location and design of development.
- 7.72 This policy will have significant positive effects on SA objective 13: flood risk, as the policy is intended to reduce development at risk of flooding, by locating development away from areas of high flood risk and requiring management and mitigation of flooding.

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

- 7.73 Option A would focus solely on reducing susceptibility of development to flood risk, therefore this option is likely to have a significant positive effect on SA objective 13: Flood risk only.
- 7.74 Option B requires development on previously developed land of more than one dwelling or commercial building or development of a site greater than 0.1 hectares to reduce post development run off rates with an allowance for climate change; the minimum requirement is for a 50% betterment. This would avoid increases in flood risk on development sites and may lower overall flood risk, therefore a significant positive effect is expected for SA objective 13: Flood risk.
- 7.75 Option C would strengthen the policy by adding specific policy requirements for all sites within CDAs. This would improve the safety of people within CDAs through the provision of safe access and egress. In addition, there is potential for new flood management measures to contribute to local biodiversity. This may result in positive effects on SA objective 6: biodiversity and geodiversity, although this remains uncertain. Option C would have positive effects on SA objective 13: flood risk due to the fact that all sites within CDAs will be required to implement specific measures in order to reduce flood risk.
- 7.76

## Policy LPP 79: Surface Water Management Plan

### Policy approaches considered and summary of sustainability effects

- 7.77 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan).  <b>A:</b> Development will comply with the aims and objectives of the Surface Water Management Plan. <b>(preferred)</b>  <b>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>Pub. LP</b>	<b>A</b>	<b>B</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			
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 Publication approach

- 7.78 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies.

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

- 7.79 A significant positive effect is expected for SA objective 12: Water environment and SA: Objective 13: Flood Risk as this policy 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.

- 7.80 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.
- 7.81 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*

- 7.82 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 80: Sustainable Urban Drainage Systems

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

- 7.83 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), with additional wording supporting dual use of land for SUDS and open space.</p> <p>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></p> <p>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.</p> <p>C: The maintenance and funding of SUDs could be set out in a more prescriptive manner.</p> <p>D: SUDs measures might be explicitly excluded from counting as "Open Space" for the purposes 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.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	
SA1: Community safety & cohesion	0	0	0	0	0	
SA2: Housing	+	+	+	+	+	
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	+	+	+	+	+	
SA7: Sustainable travel	0	0	0	0	0	
SA8: Accessibility	0	0	0	0	0	
SA9: Education and skills	0	0	0	0	0	
SA10: Historic environment	0	0	0	0	0	
SA11: Climate change mitigation	0	0	0	0	0	
SA12: Water environment	+	+	+	+	+	
SA13: Flood risk	++	++	++	++	++	
SA14: Air quality	0	0	0	0	0	
SA15: Landscapes and townscapes	0	0	0	0	0	
SA16: Soil	0	0	0	0	0	

### *SA findings for the Publication approach*

- 7.84 The Publication approach is similar to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies, with the following exception. The Publication approach supports the dual use of land for SUDs and for open space, where neither use is compromised by the other. This is expected to have positive implications for SA Objective 3: health, as it could lead to the provision of new recreational space.

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

- 7.85 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.
- 7.86 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.
- 7.87 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*

- 7.88 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.
- 7.89 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.

## External lighting

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

### Policy LPP 81: External Lighting

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

7.91 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. The preferred option from the Draft Local Plan is Option A below.

<b>Summary of policy options:</b>						
<p><b>Publication:</b> The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), with additional wording supporting use of open space for SUDS.</p> <p>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></p> <p>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.</p>						
<b>SA Objective</b>	<b>Pub. LP</b>	<b>A</b>	<b>B</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	0	0			
SA6: Biodiversity and geodiversity	+	+	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			
SA16: Soil	0	0	0			

#### *SA findings for the Publication approach*

7.92 The Publication approach is not significantly different to Option A (the preferred option from the Draft Local Plan), therefore the assessment for Option A below applies



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

- 7.93 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.
- 7.94 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*

- 7.95 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.

## 8 Delivery and Implementation

8.1 This section of the Plan sets out policies for ensuring delivery and implementation of the plan.

### Implementation and Monitoring

8.2 This part of the plan concerns monitoring of the plan to ensure that it is effective and delivering the intended outcomes.

#### Policy LPP 82: Delivery and implementation of the Local Plan

*Policy approaches considered and summary of sustainability effects*

8.3 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>						
<p><b>Pre -Submission:</b> Deliver the vision, objectives and policies of the Local Plan by ensuring necessary infrastructure is secured in time to support growth; use planning obligations to support delivery of infrastructure and services to meet needs generated by development; co-ordinate delivery across boundaries; and monitor the implementation of the Local Plan, publishing results in the Authority Monitoring Report.</p> <p>As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>					
SA1: Community safety & cohesion	+					
SA2: Housing	+					
SA3: Health	+					
SA4: Service centre vitality	0					
SA5: Economy	+					
SA6: Biodiversity and geodiversity	+					
SA7: Sustainable travel	+					
SA8: Accessibility	+					
SA9: Education and skills	+					
SA10: Historic environment	0					
SA11: Climate change mitigation	+					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	0					
SA16: Soil	0					

#### *SA findings for the Publication approach*

- 8.4 This policy is concerned with ensuring the plan is delivered and implemented in a way that ensures suitable infrastructure is in place, delivery is co-ordinated across boundaries and that the Local Plan is monitored. This is likely to have widespread indirect effects of delivering the plan's vision, objectives and policies, all of which are assessed individually in **Chapters 3 to 8** and considered cumulatively in **Chapter** Error! Reference source not found., therefore detailed assessments of those are not included here.
- 8.5 This policy emphasises the need for infrastructure to be delivered in time to support growth and to meet the needs generated by growth. This is expected to enable housing and employment growth to be delivered in a timely manner, therefore having minor positive effects with regards to SA objectives 2: housing and 5: economy. This is also expected to ensure that key infrastructure and services are available and accessible to residents and workers, leading to minor positive effects on SA objective 8: accessibility.
- 8.6 The policy refers to 'infrastructure, facilities and services', which are expected to include healthcare infrastructure, such as GP surgeries; open space and recreation; community facilities; transport, including sustainable transport; and educational facilities, leading to minor positive effects with regards to SA objectives 1: community safety and cohesion, 3: health and 9: education and skills. This could also refer to green infrastructure, which has many benefits including positive effects on health and wellbeing, biodiversity benefits and climate change mitigation benefits, leading to minor positive effects with regards to SA objectives 3: health, 6: biodiversity and geodiversity and 11: climate change mitigation. These effects remain uncertain as they are not explicitly discussed in the policy.

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

- 8.7 No reasonable alternatives were considered by the Council.

### Policy LPP 83: Infrastructure delivery and impact mitigation policy

#### 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>						
<p><b>Pre -Submission:</b> Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal and that this is sustainable over time. The cumulative impacts of development must be considered and mitigated.</p> <p>As this policy was not included in the Draft Local Plan and has been added to the Publication version of the plan, the policy was not previously assessed.</p>						
<b>SA Objective</b>	<b>Pre-Sub.</b>					
SA1: Community safety & cohesion	+					
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	+					
SA10: Historic environment	0					
SA11: Climate change mitigation	+					
SA12: Water environment	0					
SA13: Flood risk	0					
SA14: Air quality	0					
SA15: Landscapes and townscapes	0					
SA16: Soil	0					

#### SA findings for the Publication approach

- 8.9 This policy ensures that there will be sufficient infrastructure availability and capacity to serve new development and that this is sustainable over time. This is expected to ensure that key infrastructure and services are available and accessible to residents and workers, leading to significant positive effects on SA objective 8: accessibility.
- 8.10 The policy states that 'the widest definition of infrastructure and infrastructure providers will be applied'. This is expected to include healthcare infrastructure, such as GP surgeries, open space and recreation, community facilities, transport, including sustainable transport, and educational facilities, leading to positive effects with regards to SA objectives 3: health and 9: education and skills. This could also refer to green infrastructure, which has many benefits including positive effects on health and wellbeing, biodiversity benefits and climate change mitigation benefits, leading to positive effects on SA objectives 3: health, 6: biodiversity and geodiversity and 11: climate change mitigation.

*SA findings for the reasonable alternatives considered*

8.11 No alternatives were considered by the Council.

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## 9 Summary of SA findings for the site allocations

- 9.1 This chapter presents the assessment findings for the Publication Local Plan site allocation options. A summary of the scores recorded against each SA criteria is shown in **Table 9.1** below. Full assessments for each of these sites are presented in **Appendix 3**.

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Table 9.1 Site allocation score summary

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q1c AD and Waste sites	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 150	0.35	10	Full	0	0	0	-	-	+	0	-	0	+	++	-	+	++	++	+	++	++	0	0	0	0	0	0	0	-	0	0	0	0	
BCBG 550	4.36	75	Full	?	0	++	-	-	?	0	-	0	+	++	-	+	++	++	+	+	++	?	0	?	0	0	0	0	-	0	0	0	0	
BOCN 127	0.50	15	Full	0	0	0	-	-	+	0	-	-	-	++	0	+	++	++	+	+	++	?	-	-	0	0	-	0	-	0	0	0	-	0
BOCN 137	31.39	600	Full	0	0	++	-	-	+	0	+	0	+	++	-	+	-	++	+	-	++	?	-	-	0	0	-	0	?	0	0	-	0	
BOS 16	0.41	10	Full	?	0	0	+	-	?	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	0	
BRC 34	0.22	10	Full	?	0	0	+	-	?	0	+	0	+	++	-	+	++	++	-	-	++	?	-	0	0	0	0	0	+	0	0	0	?	
BRC 77	0.08	10	Full	?	0	0	+	-	?	0	+	0	+	++	0	+	++	++	+	-	++	?	-	0	-	0	0	0	+	0	0	0	0	?
BRE 17H	0.59	10	Full	?	0	++	-	-	?	0	-	0	+	++	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	0	0	?
BURE 165	5.34	85	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	0	-	?	
CRESS 201	2.29	70	Full	0	0	++	-	-	+	0	+	0	-	0	0	+	-	-	+	+	+	?	0	-	0	0	-	0	+	0	0	-	0	
GRBA 255A	2.69	37	Full	0	0	++	+	-	+	0	-	0	-	++	-	+	+	++	+	+	-	?	?	?	0	0	-	0	-	0	0	-	0	
Group A (BLAN 110, 114, 116 & 633)	119.04	1903	Full	+	0	++	+	-	+	?	+	0	+	++	-	++	++	++	+	++	++	?	0	-	0	0	-	0	-	0	0	-	0	
Group J (BOCN 123 & 132)	66.86	1000	Full	+	0	++	-	-	?	0	-	-	-	++	-	++	++	++	+	++	++	?	0	-	0	0	-	0	-	0	0	-	?	
Group L (FEER 230, 232 & 233)	81.77	970	Full	+	0	++	-	-	+	0	+	0	+	++	-	++	+	++	+	++	+	?	0	-	0	-	-	-	-	0	0	-	?	
Group M (HATF 315 & HATF 316)	18.71	450	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	0	-	0
HASA 286	0.92	14	Full	0	0	++	+	-	+	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	0	0	?
HASA 295	2.11	70	Full	0	-	++	-	-	+	0	+	0	+	++	-	+	++	++	-	+	++	?	0	-	0	0	0	+	0	-	0	0	-	0
HATF 313	1.99	40	Full	0	0	++	+	-	+	0	+	0	-	++	-	+	+	++	?	-	+	?	0	-	0	0	-	-	0	-	0	0	-	0
HATF 608	3.83	170	Full	0	0	++	+	-	+	0	+	0	-	++	0	+	+	++	+	-	+	0	0	-	0	0	-	+	0	+	0	0	0	-
HATF 630	2.79	51	Full	0	0	++	+	-	+	0	+	0	-	+	-	+	+	++	+	-	+	?	0	-	0	0	-	-	0	-	0	0	-	0
HATR 299	0.81	10	Full	0	0	?	+	-	+	0	+	0	-	++	0	+	++	++	+	++	++	?	-	-	-	0	0	0	+	0	0	0	0	?
HATR 309	1.75	N/A	Full	0	0	?	+	-	+	0	+	0	+	++	-	+	++	++	?	++?	++?	-?	0	-	0	0	-	0	-	0	0	-	0	0
KELV 332	0.16	N/A	Full	0	0	0	+	-	+	0	+	0	+	++	0	+	+	++	-	0	0	0	0	?	0	0	0	+	0	+	0	0	-	0
KELV 337	21.45	250	Full	+	0	++	+	-	+	0	+	0	+	++	-	+	+	++	+	+	+	-	0	?	0	0	0	+	0	-	0	0	-	0
LPP 23	43.80	600	Full	?	-	++	+	-	?	?	+	0	+	++	-	+	++	++	+	++	++	?	-	-	0	0	-	0	-	0	0	0	-	0
LPP 30	0.08	?	Full	0	0	0	+	-	?	0	++	0	+	++	0	+	++	++	+	+	++	+	0	-	0	0	0	0	+	0	0	0	0	0
LPP 31	10.62	285	Full	0	0	++	+	-	+	0	+	0	-	++	-	+	+	++	+	-	+	-	0	-	0	0	-	-	0	-	0	0	-	0
RIDG 359	0.79	10	Full	0	0	+	-	0	+	0	-	0	-	++	-	+	+	+	?	++	-	?	?	0	0	0	0	-	0	-	0	0	-	0
SIBH 617 & SIBH 377	2.26	0	Full	0	0	++	-	-	+	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	0	-	0
STEB 395	1.22	20	Full	0	0	++	+	-	+	0	-	0	-	++	-	+	+	+	?	++	-	-	?	0	0	0	0	-	0	-	0	0	-	0
WETH 414	0.24	12	Full	0	0	+	+	-	+	0	-	0	-	++	-	+	+	++	?	+	-	?	-	0	0	0	-	0	-	0	0	0	-	0
WETH 624	1.45	23	Full	?	0	?	+	-	?	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 & WITN 613	0.45	40	Full	0	0	++	+	-	+	-	+	0	-	++	0	+	++	++	?	++	++	?	0	-	0	0	0	0	+	0	0	0	0	0

Site ID	Area (Ha)	No. of Dwellings	Assess site?	Q1a Community facilities	Q1c AD and Waste sites	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
WITN 427	0.32	10	Full	-	0	0	-	-	+	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	0
WITW 431	1.72	40	Full	0	0	++	+	-	+	0	-	0	-	++	-	+	++	++	+	+	++	0	0	-	0	0	-	0	-	0	0	-	0
Group A Employement	119.04	1903	Non-Housing	0	0	NA	NA	NA	+	?	NA	0	NA	++	-	?	++	?	?	NA	NA	?	0	NA	0	?	?	0	-	0	0	-	0
Group J Employement	66.86	1000	Non-Housing	+	0	NA	NA	NA	?	0	NA	?	NA	++	-	?	++	?	+	NA	NA	?	?	NA	0	0	?	0	-	0	0	-	?
Group L Employment	81.77	970	Non-Housing	0	0	NA	NA	NA	+	0	NA	0	NA	++	-	?	?	?	+	NA	NA	?	?	NA	?	?	?	0	-	0	0	?	?
BRE31RW	1.72	0	Non-Housing	0	0	NA	NA	NA	?	0	NA	0	NA	++	-	+	++	++	?	NA	NA	?	0	NA	0	0	0	0	-	0	0	0	0
COLE 188	11.39	0	Non-Housing	0	-	NA	NA	NA	+	0	NA	0	NA	++	-	+	++	++	+	NA	NA	?	?	NA	0	0	-	0	-	0	0	-	0
CRESS 202	3.92	0	Non-Housing	0	-	NA	NA	NA	+	0	NA	0	NA	0	-	+	++	++	?	NA	NA	0	0	NA	0	--?	+	0	-	0	0	-	0
GRNO 260	39.57	500	Non-Housing	0	0	NA	NA	NA	+	0	NA	0	NA	++	-	+	++	++	+	NA	NA	?	0	NA	0	0	-	0	-	0	0	-	0
LPP 4	9.47	0	Non-Housing	?	0	NA	NA	NA	?	0	NA	0	?	++	0	+	--	++	+	NA	NA	?	0	NA	0	--?	--	0	+	0	0	-	0
RIVE 362, RIVE 363	6.86	0	Non-Housing	0	0	NA	NA	NA	+	0	NA	0	NA	++	0	-	++	-	?	NA	NA	?	0	NA	0	--?	-	0	+	0	0	-	0
X1	8.60	0	Non-Housing	?	-	NA	NA	NA	?	?	NA	0	NA	++	-	+	--	+	?	NA	NA	?	-	NA	0	0	-	0	-	0	0	-	0



## **Appendix 1**

### Assessment framework for SA of policies

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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	<p>Lack of retail and non-commercial office floorspace in relation to the total proportion of commercial and industrial floorspace.</p>	<p>Does it prevent further loss of retail and other services in rural areas?</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
throughout the District	Significantly lower than county and national averages.	<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 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>
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>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>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</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
	The fragmentation of habitats.	ability to deliver ecosystem services or their resilience to climate change?
7) Promote more sustainable transport choices and uptake	Higher car ownership in Braintree District compared to county and national levels.	Will it increase and/or improve the availability and usability of sustainable transport modes?
	Lack of parking at public transport interchanges, particularly Witham train station.	Will it seek to encourage people to use alternative modes of transportation other than private vehicle?
	Lack of walking and cycling infrastructure.	Will it lead to the integration of transport modes?
	Lack of public transport infrastructure.	Will it improve rural public transport? Does it seek to increase the uptake of public transport through parking standards at destinations? Does it seek to increase the uptake or viability of walking and cycling as methods of transportation, through new infrastructure or integration?
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Large commuting outflow of Braintree District residents, including to Stansted Airport in Uttlesford District.	Will it contribute positively to reduce social exclusion by ensuring access to jobs, shopping, services and leisure facilities for all?
	In-commuters filling jobs in the District.	Does it seek to concentrate development and facilities in town centres or where access via sustainable travel is greatest?
	Accessibility of GPs by either walking or using public transport.	Will it assist in reducing the number of road casualties and ensure ease of pedestrian movement especially for the disabled?
	Accessibility to employment sites and retail centres.	Will it improve parking conditions at destinations, particularly for commuters?
	Lack of public transport infrastructure.	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?
	Lack of major roads, and lack of quality in smaller roads.	Would the scale of development require significant supporting transport infrastructure in an area of identified need? Will planning controls seek to retain garages to reduce conversion to living space to reduce on-street parking?
9) Improve the education and skills of the population	4 LSOAs are in the top 5% most deprived nationally in regards to education, skills and training deprivation: 1 in Halstead, 1 in	Does it seek to improve existing educational facilities and/or create more educational facilities?

Sustainability objective	Sustainability issues	Indicative appraisal questions
	<p>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 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> <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>

Sustainability objective	Sustainability issues	Indicative appraisal questions
13) Reduce the risk of flooding	Potential for development in Flood Risk Zones Surface water runoff in urban areas	Does it promote the inclusion of Sustainable Drainage Systems (SuDS) in new developments?  Does it seek to avoid development in areas at risk of flooding (fluvial, surface water, groundwater)?  Does it seek to avoid increasing flood risk (fluvial, surface water, groundwater) in areas away from initial development?  Will developer contributions be utilised for the provision and maintenance of flood defences?
14) Improve air quality	The main air quality issues in the District are found to be NO2 and PM10 emissions from vehicles travelling on the A12 and A120.  Meeting National Air Quality Standards.  Five potentially significant junctions with a daily flow of greater than 10,000 vehicles (2004) at Newland Street, Witham; Cressing Road, Witham; Head Street, Halstead; Railway Street, Braintree and Rayne Road, Braintree.	Will it improve, or not detrimentally affect air quality along the A12 or A120?  Does it ensure that National Air Quality Standards are met at relevant points?  Does it seek to improve or avoid increasing traffic flows generally and in particular through potentially significant junctions?
15) Maintain and enhance the quality of landscapes and townscapes	Much of the District's landscape is sensitive to change and new development.  Open skylines with panoramic views  Strong historic integrity with dispersed historic settlement patterns and Conservation Areas  Coalescence between neighbouring settlements and beyond village envelopes  Continuation of development on Previously Developed Land (PDL)	Will homes be designed to enhance the existing street scene creating a better cultural heritage & public realm?  Will areas of special landscape character be protected?  Does it prioritise development on previously developed land over greenfield land?  Does it support the positive use and visual enhancement of degraded land or derelict buildings?  Will development see a disruption in current field boundaries?  Will it lead to rural expansion or development outside development boundaries/limits that increases coalescence with neighbouring settlements?  Is the scale / density of development in keeping with the local townscape / landscape?  Will it limit light pollution or help to conserve or enhance dark skies?
16) Safeguard and enhance the	Significant resource of Grade 2 agricultural land in the District.	Will it avoid the loss of high quality agricultural land?

Sustainability objective	Sustainability issues	Indicative appraisal questions
quality of soil.	Existence of contaminated sites from legacy industrial uses.	<p>Will it preventing soil pollution?</p> <p>Will it ensure effective soil protection during construction and development.</p> <p>Will it support the remediation of contaminated land, avoiding environmental pollution or exposure of occupiers or neighbouring land uses to unacceptable health risk?</p>

## Appendix 2

### Assessment framework for SA of sites

DRAFT



Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
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**SA objective 1: Create safe environments which improve quality of life and community cohesion**

<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>						
<u>ALL ALLOCATIONS</u>  <u>Minimisation of exposure to noise and odour emissions, dust and pests.</u>  <u>Source: Environment Agency</u>	N/A	500m from AD or 250m from Waste Plant	N/A	N/A	Not 500m from AD or 250m from Waste Plant	N/A

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

<u>HOUSING ALLOCATIONS</u>	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	WHOLE DISTRICT  Allocation of >=15 dwellings contributes significantly to the delivery of affordable housing.	URBAN WARDS OF BRAINTREE AND BOCKING, WITHAM, AND HALSTEAD  Allocation of 0-14 dwellings makes no contribution to the delivery of affordable housing.	Uncertainty surrounding delivery
Delivery of affordable housing.  Source: BDC site assessment (site potential housing yield); BDC mapping of 'designated rural areas'; applicable affordable housing						

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
requirements in Local Plan policy.			affordable housing in rural areas.		REST OF DISTRICT  Allocation of 0-4 dwellings makes no contribution to the delivery of affordable housing.	

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

<u>HOUSING ALLOCATIONS</u>	N/A	Distance > 800 m	Distance <= 800 m	N/A	N/A	N/A
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.						
<u>HOUSING ALLOCATIONS</u>	N/A	None or one of ANGSt criteria met	Three or more of ANGSt criteria met	N/A	Two of ANGSt criteria met	Uncertainty
Distances to publicly accessible natural greenspace (ANG), including country park, woodland, grassland, river or canal bank, as per Natural England ANG Standards (ANGSt):		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.			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.	
<= 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						

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
<p>&lt;= 10 km from ANG of at least 500 ha</p> <p>Source: digital data showing publicly accessible open spaces (BDC)</p> <p><b>ALL ALLOCATIONS</b></p> <p>Net increase or loss of publicly accessible open space (including recreation space and allotments).</p> <p>Source: BDC site assessment</p>	N/A	Loss	No loss	Provision of new	N/A	Uncertain impacts
<b>SA objective 4: Promote the vitality and viability of all service centres throughout the District</b>						
<p><b>ALL ALLOCATIONS</b></p> <p>Net increase or loss of retail provision on the site.</p> <p>Source: BDC site assessment</p>	N/A	Loss	Increase	N/A	No change	N/A
<p><b>HOUSING ALLOCATIONS</b></p> <p>Distances to local shops and services</p> <p>Source: digital data showing primary shopping area and Local Centre boundaries (BDC)</p>	N/A	<p><u>Allocations within or directly adjacent to Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead)</u></p> <p>&gt; 800 m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance)</p>	<p><u>Allocations within or directly adjacent to Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead)</u></p> <p>&lt;= 800 m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance)</p>	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 (?)
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Allocations elsewhere      Allocations elsewhere

> 8 km from a Local Centre boundary (represents 10 mins driving distance)      <= 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 boundary score '-?' rather than '-' to reflect possibility that local shops and services within 8 km may be present in neighbouring districts.

#### SA objective 5: Achieve sustainable levels of prosperity and economic growth

<u>ALL ALLOCATIONS</u>	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
Sterilisation of mineral reserves						
Source: digital data showing minerals safeguarding areas (BDC)						
<u>HOUSING ALLOCATIONS</u>	N/A	> 800 m from existing employment area	<= 800 m from existing employment area	N/A	N/A	N/A
Distances to main employment areas (B1, B2, B8)		N.B. Spatial data only available for employment areas within Braintree District so site	<u>Or</u> Addition of employment site			
Source: digital data showing main employment areas (BDC)						

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
		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				
<b>ALL ALLOCATIONS</b>  Broadband availability  Source: <a href="http://www.superfastesssex.org/en-us/maps.aspx">http://www.superfastesssex.org/en-us/maps.aspx</a>	N/A	N/A	Fibre or wireless broadband available or planned by 2019 in 25-50% of surrounding properties	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties	No work currently planned but download speeds of 2 Mbps available in surrounding properties OR  Fibre or wireless broadband available or planned in less than 25% of surrounding properties	N/A

#### SA objective 6: Conserve and enhance the biological and geological diversity of the environment

<b>ALL ALLOCATIONS</b>  Distances (impacts on) to: internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or locally (LWS, LNR) designated wildlife site or Ancient Woodland.  Source: digital data showing internationally	Significant negative effect (--) if significant proportion of allocated land (>= 25%) lies within designated site.  <u>Or</u> Significant effect with uncertainty (--) if significant proportion	Significant proportion of allocated land (>= 25%) is on undesignated greenfield land.  <u>Or</u> Allocated site is <= 100 m from a designated site (other than internationally	N/A	N/A	All other allocations.	N/A
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Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
(LUC), nationally (LUC), and locally (BDC) designated wildlife sites.	<p>of allocated land (<math>\geq 25\%</math>) lies within a SSSI's Impact Risk Zone for the relevant type of development. Effects will be assumed to apply to both the SSSI and any internationally designated site overlaying it. Uncertainty relates to whether potentially significant negative effects can be mitigated.</p> <p>Or</p> <p>Significant effect with uncertainty (--?) if smaller part of allocated land (<math>&lt; 25\%</math>) lies within designated site. Uncertainty relates to whether significant adverse effects can be avoided by layout of development within the site boundary.</p>	designated or SSSI which will be assessed on basis of Impact Risk Zones – see significant negative effects column).				

#### SA objective 7: Promote more sustainable transport choices and uptake

##### HOUSING AND EMPLOYMENT ALLOCATIONS

Distance to public transport.

Source: digital data

N/A

$> 400$  m from a bus stop

And

$> 800$  m from a railway station

$\leq 400$  m from a bus stop or  $\leq 800$  m from a railway station

Provision of a new bus stop or public transport hub

N/A

N/A

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
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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

<u>HOUSING AND EMPLOYMENT ALLOCATIONS</u> Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?  Source: Local Plan.	Allocation to THE COUNTRYSIDE  N.B. Data on level of provision of services and facilities only available for settlements within Braintree District. For site allocations that are within 100 m of a settlement beyond the Braintree District boundary and which would otherwise score '- ', score as '?' to reflect uncertainty.	Allocation to VILLAGE WITH SERVICES  N.B. Data on level of provision of services and facilities only available for settlements within Braintree District. For site allocations that are within 100 m of a settlement beyond the Braintree District boundary and which would otherwise score '- ', score as '?' to reflect uncertainty.	Allocation to MAIN TOWNS Braintree, Bocking and Great Notley; Witham; Halstead.	Allocation to OTHER VILLAGE  N.B. Data on level of provision of services and facilities only available for settlements within Braintree District. For site allocations that are within 100 m of a settlement beyond the Braintree District boundary and which would otherwise score '0', score as '?' to reflect uncertainty	Site allocations that are within 100 m of a settlement beyond the Braintree District boundary.
<u>HOUSING AND EMPLOYMENT ALLOCATIONS</u>  Distance to and regularity of public transport.  Source: digital data showing bus stops + BDC	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

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
<p>schedule of bus service frequency by settlement; all national rail services in district are “frequent”; ignore Castle Hedingham station of Colne Valley Railway</p> <p><i>N.B. See methodology chapter for assumed new bus service provision in large new housing developments.</i></p> <p><u>HOUSING AND EMPLOYMENT ALLOCATIONS</u></p> <p>Highways access information.</p>	N/A	Highway access issues identified.	No highway access issues identified.	N/A	N/A	Possible highway access issues identified.

Source: BDC site assessment.

#### SA objective 9: Improve the education and skills of the population

<p><u>HOUSING ALLOCATIONS</u></p> <p>Distance to a primary school.</p>	N/A	> 800 m	<= 800m , > 400m	<= 400 m	N/A	N/A
<p>Source: digital data showing primary schools (BDC).</p> <p><i>N.B. See methodology chapter for assumed new school provision in large new housing developments.</i></p> <p><u>HOUSING ALLOCATIONS</u></p> <p>Distance to a secondary school.</p>	N/A	> 4.8 km	<= 4.8km, > 2.4km	<= 2.4 km	N/A	N/A
		N.B. Spatial data only available for	N.B. Spatial data only available for			



Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
Source: digital data showing secondary schools (BDC).  <i>N.B. See methodology chapter for assumed new school provision in large new housing developments.</i>		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.	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.			

#### SA objective 10: Conserve and enhance the historic environment, heritage assets and their settings

<u>HOUSING AND EMPLOYMENT ALLOCATIONS</u> BDC to: <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, including reasonable alternatives sites</li> <li>- Consider how any enhancements could be achieved and maximised</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 (?)
<p>- Consider and set out the public benefits where harm cannot be removed or reduced</p> <p>Source: BDC officer judgement based on site visit, reference to digital mapping of designated heritage assets, and Essex Heritage At Risk Register.</p>						
<b>SA objective 11: Reduce contributions to climate change</b>						
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
<b>SA objective 12: Improve water quality and address water scarcity and sewerage capacity</b>						
<p><u>ALL ALLOCATIONS</u></p> <p>Groundwater Source Protection Zone (SPZ).</p> <p>Source: SPZs (BDC).</p>	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
<p><u>HOUSING ALLOCATIONS</u></p> <p>Capacities in sewage network.</p> <p>Source: BDC Water Cycle Study (2017)</p>	Limited capacity in the network, hence solution required to prevent further Combined Sewer Overflow (CSO) discharges or sewer flooding	Pumping station or sewer pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure	N/A	N/A	Development is likely to be possible without upgrades to wastewater network	Capacity of wastewater network to accommodate development at this site not assessed by WCS, hence effects uncertain
<b>SA objective 13: Reduce the risk of flooding</b>						
<p><u>ALL ALLOCATIONS</u></p> <p>Sites within an area of high flood risk.</p>	Significant proportion of allocation (>=25%) is within	Significant proportion of allocation (>=25%) is within	N/A	N/A	< 5% of allocation within Flood Zone 3, or < 25% within	Uncertainty

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
<p>Source: digital data showing high flood risk locations (BDC).</p> <p><i>N.B. Criteria shown to be reviewed once Addendum to Mid Essex SFRA and Essex CC Surface Water Management Plan become available.</i></p>	Flood Zone 3a or 3b.	Flood Zone 2 or smaller area (5% to < 25%) is within Flood Zone 3.			Flood Zone 2, or proposed use is classified as 'water compatible development' by Technical Guidance to the NPPF.	
<b>SA objective 14: Improve air quality</b>						
<p><u>ALLOCATIONS FOR HOUSING OR OTHER SENSITIVE USES (e.g. hospital, school, childcare)</u></p> <p>Location within an area likely to have poor air quality.</p> <p>Source: digital data showing AQMAs (currently none in District but BDC to provide boundaries if any are designated in the future) and road corridors (LUC).</p>	<p>Significant negative effect with uncertainty (--?) assumed where significant proportion of allocation (&gt;= 25%) is:</p> <p>a) within an AQMA (if any are designated in the future), or</p> <p>b) &lt;= 200 m from the A12 or A120.</p> <p>Uncertainty relates to whether mitigation will; be possible through layout of development.</p>	N/A	N/A	N/A	All other allocations.	N/A
<b>SA objective 15: Maintain and enhance the quality of landscapes and townscapes</b>						
<p><u>ALL ALLOCATIONS</u></p> <p>High sensitivity to change per the Landscape Character Assessment (LCA).</p>	Significant proportion of allocation (>=25%) is in landscape area with high sensitivity to	Significant proportion of allocation (>=25%) is in landscape area with moderate sensitivity	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.

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
Source: Landscape Character Assessment report (BDC).	change.	to change.				
<i>N.B. LCA 2015 update 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 ( $\geq 25\%$ ) is within proposed extension to Dedham Vale AONB. Uncertainty relates to whether all of the proposed extension area meets the criteria for AONB designation.	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>						
<u>ALL ALLOCATIONS</u> Greenfield site or Previously Developed Land (PDL).	N/A	Significant proportion of allocation ( $\geq 25\%$ ) is located on greenfield land.	<25% of allocation is on greenfield land.	Degraded landscape or derelict buildings and BDC confirm that remediation will be a condition of development.	N/A	Unknown whether greenfield or PDL.
Source: BDC site assessment.						
<u>ALL ALLOCATIONS</u> Visually Important Spaces.	N/A	Significant proportion of allocation ( $\geq 25\%$ ) is located in Visually Important Space, as identified by BDC and Parish Councils.	N/A	N/A	<25% of allocation is located on identified Visually Important Space.	Unknown whether Visually Important Space.
Source: digital data showing Visually Important Spaces (BDC).						
<u>ALL ALLOCATIONS</u> Country parks.	N/A	Significant proportion of development allocation ( $\geq 25\%$ ) is	Enhancement of an existing country park	Provision of a new country park	<25% of development allocation is located	N/A

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
Source: digital data showing country parks (LUC).		located in a country park.			on a country park.	
<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 3**

Detailed assessment forms for SA of site allocations

DRAFT

Site ID	BCBG 150	Area (Ha):	0.35	No. of dwellings	10
Site Name	Stubbs Lane, Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No loss of existing communitiy facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	No / negligible effect (0)
2b) Comments	Allocation of 10 will make no contribution to the delivery of affordable housing as the site is in Braintree.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	The site is not within 800m of a NHS GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

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

3e) Effect: Positive effect (+)

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

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

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

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

*Distances to local shops and services*

4c) Effect: Negative effect (-)

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

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

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

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Millennium Way Trade Centre.



Site ID	BCBG 150	Area (Ha):	0.35	No. of dwellings	10
Site Name	Stubbs Lane, Braintree				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre broadband available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

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

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a main town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and within 400m of several bus stops, which are served by frequent services.

Site ID	BCBG 150	Area (Ha):	0.35	No. of dwellings	10
Site Name	Stubbs Lane, Braintree				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	BDC site assessment form does not identify any access issues and states that access can be gained from a single carriageway.

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

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Beckers Green Primary School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Alec Hunter Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	No / negligible effect (0)
10b) Comments	There are no heritage assests within the vicinity of the site.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site doen not fall within a SPZ.

Site ID	BCBG 150	Area (Ha):	0.35	No. of dwellings	10
Site Name	Stubbs Lane, Braintree				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Site scored green in the wastewater network RAG assessment. Therefore development is possible without upgrades to the wastewater network.

### **SA objective 13:**

#### **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site 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.

Site ID	BCBG 150	Area (Ha):	0.35	No. of dwellings	10
Site Name	Stubbs Lane, Braintree				

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*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.

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*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within 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.

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**SA objective 16:**

**To safeguard and enhance the quality of soil**

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*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site is not located on agricultural land.

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*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	BCBG 550	Area (Ha):	4.36	No. of dwellings	75
Site Name	Braintree Tennis Club off Clockhouse Way				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Uncertain effect (?)
1b) Comments:	The effects on community facilities have not been assessed by the BDC site visits.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 95 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	The nearest NHS GP surgery or hospital is more than 800m from the site.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	BCBG 550	Area (Ha):	4.36	No. of dwellings	75
Site Name	Braintree Tennis Club off Clockhouse Way				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	The effects on public open space have not been assessed by the BDC site visits.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	The site is a main town allocation but is more than 800m to a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located on a minerals safeguarding area.

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

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Anglia Way, Lakes Road Ind Park, Land between East Street & Albert Road, Millennium Way Trade Centre and Driberg Way Ind Estate.

Site ID	BCBG 550	Area (Ha):	4.36	No. of dwellings	75
Site Name	Braintree Tennis Club off Clockhouse Way				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

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

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is an allocation to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID	BCBG 550	Area (Ha):	4.36	No. of dwellings	75
Site Name	Braintree Tennis Club off Clockhouse Way				

### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained to the site.

## **SA objective 9:**

### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of Beckers Green Primary School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Alec Hunter Academy, Notley High School and Tabor Science Academy.

## **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are two listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

## **SA objective 12:**

### **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.



Site ID	BCBG 550	Area (Ha):	4.36	No. of dwellings	75
Site Name	Braintree Tennis Club off Clockhouse Way				

#### *Capacities in sewage network*

12c) Effect:	Uncertain effect (?)
12d) Comments	Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within a flood zone.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

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

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

15a) Effect:	No / negligible effect (0)
15b) Comments	The site is in an urban area.

Site ID

BCBG 550

Area (Ha):

4.36

No. of dwellings

75

Site Name

Braintree Tennis Club off Clockhouse Way

*Proposed extension to Dedham Vale AONB*

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

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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

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

*Visually Important Spaces*

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

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

*Country parks*

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

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

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

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

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

*Remediation of contaminated land*

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

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

Site ID	BOCN 127	Area (Ha):	0.50	No. of dwellings	15
Site Name	Land off Convent Lane, Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	There will be no loss of existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	No / negligible effect (0)
2b) Comments	Allocation of 9 dwellings will not contribute to the delivery of affordable housing in Bocking.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	Site is more than 800m from an NHS GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	Site is within 200m of a SANG that is more than 2ha in size.

Site ID	BOCN 127	Area (Ha):	0.50	No. of dwellings	15
Site Name	Land off Convent Lane, Braintree				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	Allocation to the Main Towns of Bocking. Site is more than 800m from a Local Centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	Significant negative effect (--)
5b) Comments	Entire site is located in a minerals safeguarding area.

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

5c) Effect:	Negative effect (-)
5d) Comments	The nearest existing employment area is more than 800m away.

Site ID	BOCN 127	Area (Ha):	0.50	No. of dwellings	15
Site Name	Land off Convent Lane, Braintree				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Furthermore, site is not within SSSI impact risk zone for residential development.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	Site is within 400m of bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	Allocation to the Main Town of Bocking.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	Site is within 400m of bus stops which are served by a frequent service.

Site ID	BOCN 127	Area (Ha):	0.50	No. of dwellings	15
Site Name	Land off Convent Lane, Braintree				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No highways access issues identified. Access can be gained via a single carriageway.

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

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	Site is within 800m of a primary school including an Infant & Nursery School (Great Bradfords Infant & Nursery School and Great Bradfords Junior School).

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	Site is within 2.4km of two secondary schools (Tabor Science Academy and Alec Hunter academy)

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	Although listed buildings and a Conservation Area are located within 1km of the site, the BDC site assessment form does not measure the effects on these designated historic assets. As a result, the effects are unknown.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	A very small proportion of the site (0.39%) falls within SPZ2c.

Site ID	BOCN 127	Area (Ha):	0.50	No. of dwellings	15
Site Name	Land off Convent Lane, Braintree				

#### *Capacities in sewage network*

12c) Effect:	Significant negative effect (--)
12d) Comments	Site scored red in the wastewater network RAG assessment. Therefore development is likely to be possible without upgrades to wastewater network.

### **SA objective 13:**

#### **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within flood zones 2 or 3.

### **SA objective 14:**

#### **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

### **SA objective 15:**

#### **To maintain and enhance the quality of landscapes and townscapes**

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

15a) Effect:	Negative effect (-)
15b) Comments	Majority of site is within an area of moderate sensitivity to change, while a small proportion is within an area of high sensitivity to change. An even smaller proportion of the site is within an urban area.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID	BOCN 127	Area (Ha):	0.50	No. of dwellings	15
Site Name	Land off Convent Lane, Braintree				

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	Greenfield land.

---

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on visually important space.

---

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

---

**SA objective 16:**

**To safeguard and enhance the quality of soil**

---

*Loss of good quality agricultural land*

16a) Effect:	Negative effect (-)
16b) Comments	Entire site is on grade 3 agricultural land.

---

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	Land is not contaminated.



Site ID	BOCN 137	Area (Ha):	31.39	No. of dwellings	600
Site Name	Towerlands Park, between Panfield Lane and Deanery Hill				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No loss of existing facilities per BDC site visit forms.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 600 dwellings will contribute significantly to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	The nearest NHS GP surgery or hospital is more than 800m away.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

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

3e) Effect: Positive effect (+)

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

---

### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

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

---

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments The site is within 800m walking distance to NW Braintree Growth Location.

---

### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

---

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

5c) Effect: Positive effect (+)

5d) Comments The majority of the site is within 800m of existing employment areas.

---

Site ID	BOCN 137	Area (Ha):	31.39	No. of dwellings	600
Site Name	Towerlands Park, between Panfield Lane and Deanery Hill				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of existing bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant negative effect (--)
8b) Comments	The site is allocated within the open countryside.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of more than one bus stop and Bocking North is served by a frequent service.

Site ID	BOCN 137	Area (Ha):	31.39	No. of dwellings	600
Site Name	Towerlands Park, between Panfield Lane and Deanery Hill				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No highway access issues identified. Access gained by single carriage way.

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

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m to a primary school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	Part of the site is within 2.4km of Tabor Science Academy Secondary School.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings and a conservation area within the vicinity of the site, but these impacts have not been assessed by the BDC site assessment form.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	The majority of the site (76.51%) is within SPZ2.

Site ID	BOCN 137	Area (Ha):	31.39	No. of dwellings	600
Site Name	Towerlands Park, between Panfield Lane and Deanery Hill				

#### *Capacities in sewage network*

12c) Effect:	Significant negative effect (--)
12d) Comments	Site scored red in the wastewater network RAG assessment. This means there is limited capacity in the network, hence solution required to prevent further Combined Sewer Overflow discharges or sewer flooding.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	None of the site is located in a flood zone.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or the A120.

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

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

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (99.67%) is located within an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	None of the site is located within the proposed extension to Dedham Vale AONB.

Site ID	BOCN 137	Area (Ha):	31.39	No. of dwellings	600
Site Name	Towerlands Park, between Panfield Lane and Deanery Hill				

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	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.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	None of the site is located in a visually important space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	None of the site is located on a country park.

### **SA objective 16:**

#### **To safeguard and enhance the quality of soil**

#### *Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	The majority of the site (84.91%) is located on grade 1 or 2 agricultural land.

#### *Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	None of the site is located on contaminated land.

Site ID	BOS 16	Area (Ha):	0.41	No. of dwellings	10
Site Name	Land at Harkilees Way				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Uncertain effect (?)
1b) Comments:	The effects on community facilities have not been assessed by the BDC site visits.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	No / negligible effect (0)
2b) Comments	An allocation of 10 dwellings will make no contribution to the delivery of affordable housing as the site is in Bocking.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Martin R H & Partners and Blyths Meadow Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	BOS 16	Area (Ha):	0.41	No. of dwellings	10
Site Name	Land at Harkilees Way				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	The effects on public open space have not been assessed by the BDC site visits.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	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.



Site ID	BOS 16	Area (Ha):	0.41	No. of dwellings	10
Site Name	Land at Harkilees Way				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is an allocation to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops which are served by a frequent service.

Site ID	BOS 16	Area (Ha):	0.41	No. of dwellings	10
Site Name	Land at Harkilees Way				

### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	The site is within 800m of John Bunyan Junior School, St Francis Catholic Primary School Braintree and John Bunyan Infant School and Nursery.

## **SA objective 9:**

### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of John Bunyan Junior School, St Francis Catholic Primary School Braintree and John Bunyan Infant School and Nursery.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy.

## **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a conservation area and several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

## **SA objective 12:**

### **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

Site ID	BOS 16	Area (Ha):	0.41	No. of dwellings	10
Site Name	Land at Harkilees Way				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Site scored green in the wastewater network RAG assessment. Therefore development is likely to be possible without upgrades to wastewater network.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site 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	BOS 16	Area (Ha):	0.41	No. of dwellings	10
Site Name	Land at Harkilees Way				

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is on greenfield land as per BDC site assessment form.

---

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within Visually Important Space.

---

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

---

**SA objective 16:**

**To safeguard and enhance the quality of soil**

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*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site is not on agricultural land.

---

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not on contaminated land.

Site ID	BRAW 153	Area (Ha):	2.77	No. of dwellings	70
Site Name	Broomhills Ind Estate, Pods Brook Road, Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 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.

Site ID	BRAW 153	Area (Ha):	2.77	No. of dwellings	70
Site Name	Broomhills Ind Estate, Pods Brook Road, Braintree				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	Positive effect (+)
4b) Comments	The site should be allocated for a food store as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	The site is a main town allocation but is more than 800m to a primary shopping area or local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

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

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Springwood Ind Estate.

Site ID	BRAW 153	Area (Ha):	2.77	No. of dwellings	70
Site Name	Broomhills Ind Estate, Pods Brook Road, Braintree				

#### *Broadband availability*

5e) Effect:	No / negligible effect (0)
5f) Comments	No work currently planned but download speeds of 2 Mbps should be available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not located on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of four bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a main town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of four bus stops which are served by a frequent service.

Site ID	BRAW 153	Area (Ha):	2.77	No. of dwellings	70
Site Name	Broomhills Ind Estate, Pods Brook Road, Braintree				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained form a single carriage.

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

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of St Michael's Church of England (Voluntary Aided) Primary School Braintree.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Tabor Science Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a listed building within the vicinity of the site, however the effects on this were not assessed by the BDC site visits.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site is not located within a SPZ.



Site ID	BRAW 153	Area (Ha):	2.77	No. of dwellings	70
Site Name	Broomhills Ind Estate, Pods Brook Road, Braintree				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within a flood zone.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

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

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

15a) Effect:	No / negligible effect (0)
15b) Comments	The site is located entirely with an urban area.

Site ID	BRAW 153	Area (Ha):	2.77	No. of dwellings	70
Site Name	Broomhills Ind Estate, Pods Brook Road, Braintree				

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The site is on previously developed land as per BDC site assessment form.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within visually important space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	Only a small proportion of the site (21.49%) is located on grade 3 agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	BRC 34	Area (Ha):	0.22	No. of dwellings	10
Site Name	Land rear of 138-142 (Kwik Fit) South Street				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

- 1a) Effect:
- 1b) Comments:

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

- 1c) Effect:
- 1d) Comments:

### SA objective 2:

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

*Delivery of affordable housing*

- 2a) Effect:
- 2b) Comments:

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

- 3a) Effect:
- 3b) Comments:

*Distances to publicly accessible natural greenspace (ANG)*

- 3c) Effect:
- 3d) Comments:

Site ID	BRC 34	Area (Ha):	0.22	No. of dwellings	10
Site Name	Land rear of 138-142 (Kwik Fit) South Street				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	The effect on public open space has not been assessed by the BDC site visit.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is a main town allocation and is within 800m of a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located on agricultural land.

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

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of land between East Street & Albert Road, Lakes Road Ind Park, Anglia Way, Millennium Way Trade Centre, Driberg Way Ind Estate.

Site ID	BRC 34	Area (Ha):	0.22	No. of dwellings	10
Site Name	Land rear of 138-142 (Kwik Fit) South Street				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site, however it is within 100m of Flitch Way LoWS.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

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

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is an allocation to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID	BRC 34	Area (Ha):	0.22	No. of dwellings	10
Site Name	Land rear of 138-142 (Kwik Fit) South Street				

### *Highways access information*

8e) Effect:	Negative effect (-)
8f) Comments	Access to the site can be gained via South Street. However the access to this road is substandard with a limited width and potential visibility splay issues.

## **SA objective 9:**

### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from a school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy.

## **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a conservation area and a listed building within the vicinity of the site. However the effects on these have not been assessed by the BDC site visits.

## **SA objective 12:**

### **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	The site falls within SPZ2.

Site ID	BRC 34	Area (Ha):	0.22	No. of dwellings	10
Site Name	Land rear of 138-142 (Kwik Fit) South Street				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Site scored green in the wastewater network RAG assessment. Therefore development is likely to be possible without upgrades to wastewater network.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site 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.

Site ID	BRC 34	Area (Ha):	0.22	No. of dwellings	10
Site Name	Land rear of 138-142 (Kwik Fit) 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 within Visually Important Space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site is not located on agricultural land.

*Remediation of contaminated land*

16c) Effect:	Uncertain effect (?)
16d) Comments	The site is located on contaminated land however it is unknown whether remediation will be required.



Site ID	BRC 77	Area (Ha):	0.08	No. of dwellings	10
Site Name	Timber yard east of Crossman House Station Approach				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Uncertain effect (?)
1b) Comments:	The effects on community facilities have not been assessed by the BDC site visit.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	No / negligible effect (0)
2b) Comments	An allocation of 10 dwellings will make no contribution to the delivery of affordable housing as the site is 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:	Positive effect (+)
3b) Comments	The site is within 800m of Mount Chambers Surgery, Blyths Meadow Surgery and Martin R H & Partners.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	1 criteria met; within 300m of Land Between Skitts Hill and Rifle Hill

Site ID	BRC 77	Area (Ha):	0.08	No. of dwellings	10
Site Name	Timber yard east of Crossman House Station Approach				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	The effect on public open space has not been assessed by the BDC site visit.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is a main town allocation and is within 800m of the primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not within a minerals safeguarding site.

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

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Driberg Way Ind Estate, Millennium Way Trade Centre, Lakes Road Ind Park and Land between East Street & Albert Road.

Site ID	BRC 77	Area (Ha):	0.08	No. of dwellings	10
Site Name	Timber yard east of Crossman House Station Approach				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

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

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is an allocation to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID	BRC 77	Area (Ha):	0.08	No. of dwellings	10
Site Name	Timber yard east of Crossman House Station Approach				

### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained to the site.

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

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from the nearest primary school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 800m of Notley High School, Alec Hunter Academy and Tabor Science Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a conservation area and several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visit.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	The site falls entirely within SPZ2.

Site ID	BRC 77	Area (Ha):	0.08	No. of dwellings	10
Site Name	Timber yard east of Crossman House Station Approach				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Site scored green in the wastewater network RAG assessment. Therefore development is likely to be possible without upgrades to wastewater network.

### **SA objective 13:**

#### **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	Negative effect (-)
13b) Comments	The site does not fall within a flood zone.

### **SA objective 14:**

#### **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

### **SA objective 15:**

#### **To maintain and enhance the quality of landscapes and townscapes**

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

15a) Effect:	No / negligible effect (0)
15b) Comments	The site is in an urban area.

#### *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	BRC 77	Area (Ha):	0.08	No. of dwellings	10
Site Name	Timber yard east of Crossman House Station Approach				

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The site is on previously developed land as per BDC site assessment form.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not within Visually Important Space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site is not on agricultural land.

*Remediation of contaminated land*

16c) Effect:	Uncertain effect (?)
16d) Comments	The site is located entirely on contaminated land, however it is unknown whether remediation will be required.

Site ID	BRE 17H	Area (Ha):	0.59	No. of dwellings	10
Site Name	302 Cressing Road, Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Uncertain effect (?)
1b) Comments:	BDC site assessment form does not provide this information; uncertainty surrounding impacts.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 15 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 over 800m away.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	BRE 17H	Area (Ha):	0.59	No. of dwellings	10
Site Name	302 Cressing Road, Braintree				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	BDC site assessment form does not provide this information; uncertain impacts.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	BDC site assessment form does not mention retail provision, therefore no change assumed.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	Allocation to the Main Town of Braintree. Site is more than 800m from a Local Centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

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

5c) Effect:	Positive effect (+)
5d) Comments	Site is within 800m of an existing employment area.



Site ID	BRE 17H	Area (Ha):	0.59	No. of dwellings	10
Site Name	302 Cressing Road, Braintree				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Furthermore, site is not within SSSI impact risk zone for residential or mixed-use development.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of a number of bus stops and within 800m of a railway station.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	Site is at the Main Town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops and within 800m of a railway station. Braintree is served by a frequent service.

Site ID	BRE 17H	Area (Ha):	0.59	No. of dwellings	10
Site Name	302 Cressing Road, Braintree				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Site accessible from Cressing Road; no highway access issues identified.

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

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of a primary school (Beckers Green Primary School).

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of two secondary schools (Alec Hunter Academy and Notley High School).

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	Although three listed buildings are located within 1km of the site, the BDC site assessment form does not measure the effects on these designated historic assets. As a result, the effects are unknown.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	Site does not fall within an SPZ.

Site ID	BRE 17H	Area (Ha):	0.59	No. of dwellings	10
Site Name	302 Cressing Road, Braintree				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Although this site was not covered by the BDC Water Cycle Study, it is located adjacent to site BCBG 150, which scored green in the wastewater network RAG assessment. It is therefore assumed that development is possible without upgrades to the wastewater network.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within a flood zone.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

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

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

15a) Effect:	No / negligible effect (0)
15b) Comments	The site is within an urban area.

Site ID	BRE 17H	Area (Ha):	0.59	No. of dwellings	10
Site Name	302 Cressing Road, Braintree				

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The site is located on Previously Developed Land.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on visually important space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	Site is not located on grade 1, 2 or 3 agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	Land is not identified as contaminated, however site currently has an industrial use.

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

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

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

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

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

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

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

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

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

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

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

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Martin R H &amp; Partners, Blyths Meadow Surgery, Mount Chambers Surgery and William Julien Courtauld Hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Negative effect (-)

3d) Comments: 1 criteria met; within 300m of land between Skitts Hill and Rifle Hill

Site ID

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

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

3e) Effect: Positive effect (+)

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

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### SA objective 4:

**To 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.

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*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.

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### 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.

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*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

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Site ID	BRSO 152	Area (Ha):	0.75	No. of dwellings	100
Site Name	Land adjacent Braintree Railway Station, Station Road, Braintree				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available in the majority of the site.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site, however it is adjacent to Flitch Way LoWS. The site is also 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 an allocation to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID	BRSO 152	Area (Ha):	0.75	No. of dwellings	100
Site Name	Land adjacent Braintree Railway Station, Station Road, Braintree				

#### *Highways access information*

8e) Effect:	Negative effect (-)
8f) Comments	No vehicular access to the site. Access can be gained by footpath only.

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

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 400m from a primary school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Alec Hunter Academy, Notley High School and Tabor Science Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings and a conservation area within the vicinity of the site, however the effects on these have not been assessed by the BDC visits.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	The site falls entirely within SPZ2.



Site ID	BRSO 152	Area (Ha):	0.75	No. of dwellings	100
Site Name	Land adjacent Braintree Railway Station, Station Road, Braintree				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	1.53% of the site is within flood zone 3.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

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

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

15a) Effect:	No / negligible effect (0)
15b) Comments	The majority of the site (81.02%) is within an urban area.

Site ID	BRSO 152	Area (Ha):	0.75	No. of dwellings	100
Site Name	Land adjacent Braintree Railway Station, Station Road, Braintree				

*Proposed extension to Dedham Vale AONB*

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

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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land.

*Visually Important Spaces*

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

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

*Country parks*

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

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

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

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

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

*Remediation of contaminated land*

16c) Effect: Uncertain effect (?)

16d) Comments The site is located on contaminated land, however it is unknown if remediation will be required.

Site ID	BURE 165	Area (Ha):	5.34	No. of dwellings	85
Site Name	Land at Colchester Road, Bures				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 85 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Dr Hayhow & partners

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

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

3e) Effect: Significant positive effect (++)

3f) Comments: Provision of new open space as per BDC site assessment form.

---

### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

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

---

*Distances to local shops and services*

4c) Effect: Negative effect (-)

4d) Comments: The site is not within 8km of a local centre boundary.

---

### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

---

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

5c) Effect: Negative effect (-)

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

---

Site ID	BURE 165	Area (Ha):	5.34	No. of dwellings	85
Site Name	Land at Colchester Road, Bures				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre upgrade planned by 2019.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

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

### **SA objective 8:**

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

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

8a) Effect:	Positive effect (+)
8b) Comments	The site is adjacent to Bures, a village with services.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and all railway services are deemed to have a frequent service.

Site ID	BURE 165	Area (Ha):	5.34	No. of dwellings	85
Site Name	Land at Colchester Road, Bures				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	Access can be gained subject to Highways view.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from a primary school.

#### *Distance to a secondary school*

9c) Effect:	Negative effect (-)
9d) Comments	The site is more than 4.8km from a secondary school.

### **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a conservation area and several listed buildings within the vicinity of the site, however the impacts on these were not assessed by the BDC site visits.

Site ID	BURE 165	Area (Ha):	5.34	No. of dwellings	85
Site Name	Land at Colchester Road, Bures				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Negative effect (-)
12b) Comments	The site falls entirely within SPZ1 or SPZ2.

##### Capacities in sewage network

12c) Effect:	Negative effect (-)
12d) Comments	The site would be served by Bures WRC, which has headroom for growth, but growth may be restricted by pumping station or sewer pipe size or lack of infrastructure.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	Negative effect (-)
13b) Comments	A small part of the site (8.65%) is within flood zone 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

Site ID	BURE 165	Area (Ha):	5.34	No. of dwellings	85
Site Name	Land at Colchester Road, Bures				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Significant negative effect (--)
15b) Comments	The site is located entirely within an area of high sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	Significant negative effect with uncertainty (--?)
15d) Comments	The site is located within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land as per BDC site assessment form.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on visually important space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.



Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:

Negative effect (-)

16b) Comments

The site is located entirely on grade 3 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 30 dwellings will make a significant contribution to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Coggeshall Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

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

3e) Effect:

Positive effect (+)

3f) Comments

No loss of public open space as per BDC site assessment form.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 30 dwellings will make a significant contribution to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Coggeshall Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 8km of a local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

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

5c) Effect:	Negative effect (-)
5d) Comments	The site is more than 800m from an existing employment site.

Site ID

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

*Broadband availability*

5e) Effect:

No / negligible effect (0)

5f) Comments

No work currently planned but download speeds of 2 Mbps should be available by 2016.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

#### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 8km of a local centre boundary.

#### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

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

5c) Effect:	Negative effect (-)
5d) Comments	The site is more than 800m from an existing employment site.

*Broadband availability*

5e) Effect:	No / negligible effect (0)
5f) Comments	No work currently planned but download speeds of 2 Mbps should be available by 2016.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 6:

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

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Significant negative effect with uncertainty (--?)
6b) Comments	A small proportion of the site (0.18%) is located in a designated site (Blackwater Plantation LoWS).

### SA objective 7:

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of two bus stops.

### SA objective 6:

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

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Significant negative effect with uncertainty (--?)
6b) Comments	A small proportion of the site (0.18%) is located in a designated site (Blackwater Plantation LoWS).

### SA objective 7:

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of two bus stops.



Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 8:

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

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

8a) Effect:	Significant negative effect (--)
8b) Comments	The site is an allocation to the open countryside.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of two bus stops which are served by a frequent service.

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via a single carriage.

### SA objective 9:

#### To improve the education and skills of the population

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from a primary school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of The Honywood Community Science School.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 8:

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

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

8a) Effect:	Significant negative effect (--)
8b) Comments	The site is an allocation to the open countryside.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of two bus stops which are served by a frequent service.

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via a single carriage.

### SA objective 9:

#### To improve the education and skills of the population

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from a primary school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of The Honywood Community Science School.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 10:

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

*Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visit.

### SA objective 12:

**To improve water quality and address water scarcity and sewerage capacity**

*Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site is not located within a SPZ.

*Capacities in sewage network*

12c) Effect:	Significant negative effect (--)
12d) Comments	This site scored red in the wastewater network RAG assessment. There is limited capacity in the network, hence a solution is required to prevent further CSO discharge or sewer flooding.

### SA objective 13:

**To reduce the risk of flooding**

*Sites within an area of high flood risk*

13a) Effect:	Negative effect (-)
13b) Comments	A small area (17.50%) of the site is within flood zone 3.

Site ID

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

### SA objective 14:

#### To improve air quality

---

*Location within an area likely to have poor air quality*

14a) Effect:

No / negligible effect (0)

14b) Comments

The site is not located within 200m of the A12 or A120.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 10:

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

*Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visit.

### SA objective 12:

**To improve water quality and address water scarcity and sewerage capacity**

*Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site is not located within a SPZ.

*Capacities in sewage network*

12c) Effect:	Significant negative effect (--)
12d) Comments	This site scored red in the wastewater network RAG assessment. There is limited capacity in the network, hence a solution is required to prevent further CSO discharge or sewer flooding.

### SA objective 13:

**To reduce the risk of flooding**

*Sites within an area of high flood risk*

13a) Effect:	Negative effect (-)
13b) Comments	A small area (22.71%) of the site is within flood zone 3.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 14:

#### To improve air quality

*Location within an area likely to have poor air quality*

14a) Effect:	NOT ASSESSED
14b) Comments	

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (90.50%) is located within an area of moderate sensitivity to change.

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Uncertain effect (?)
15f) Comments	The site is a mixture of greenfield land and previously developed land.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within visually important space.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

### **SA objective 15:**

#### **To maintain and enhance the quality of landscapes and townscapes**

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

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (90.50%) is located within an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Uncertain effect (?)
15f) Comments	The site is a mixture of greenfield land and previously developed land.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within visually important space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

Site ID	COGG 506	Area (Ha):	3.21	No. of dwellings	30
Site Name	Dutch Nursery West Street				

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:	Negative effect (-)
16b) Comments	The site is located entirely on grade 3 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:	Uncertain effect (?)
16d) Comments	A small proportion of the site is contaminated, however it is unknown whether remediation will be required.

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:	Negative effect (-)
16b) Comments	The site is located entirely on grade 3 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:	Uncertain effect (?)
16d) Comments	A small proportion of the site is contaminated, however it is unknown whether remediation will be required.



Site ID	CRESS 201	Area (Ha):	2.29	No. of dwellings	70
Site Name	Land at Appletree Farm, polecat Road, Cressing				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 70 dwellings will significantly contribute to the delivery of affordable homes.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	The site is more than 800m from the nearest NHS GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

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

3e) Effect: Positive effect (+)

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

---

### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

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

---

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

---

### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

---

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

5c) Effect: Negative effect (-)

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

---

Site ID	CRESS 201	Area (Ha):	2.29	No. of dwellings	70
Site Name	Land at Appletree Farm, polecat Road, Cressing				

#### *Broadband availability*

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

5f) Comments: No work currently planned but download speeds of 2 Mbps should be available by 2016.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect: No / negligible effect (0)

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect: Positive effect (+)

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

### **SA objective 8:**

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

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

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

#### *Distance to and regularity of public transport*

8c) Effect: Negative effect (-)

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

Site ID	CRESS 201	Area (Ha):	2.29	No. of dwellings	70
Site Name	Land at Appletree Farm, polecat Road, Cressing				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via a single carriage.

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

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of Cressing Primary School.

#### *Distance to a secondary school*

9c) Effect:	Positive effect (+)
9d) Comments	The site is within 4.8km Alec Hunter Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings and a conservation area within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

Site ID	CRESS 201	Area (Ha):	2.29	No. of dwellings	70
Site Name	Land at Appletree Farm, polecat Road, Cressing				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within a flood zone.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

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

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

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (98.07%) is located in an area of moderate sensitivity to change.

Site ID	CRESS 201	Area (Ha):	2.29	No. of dwellings	70
Site Name	Land at Appletree Farm, polecat Road, Cressing				

*Proposed extension to Dedham Vale AONB*

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

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

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land.

*Visually Important Spaces*

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

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

*Country parks*

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

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

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

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

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

*Remediation of contaminated land*

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

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

Site ID	GRBA 255A	Area (Ha):	2.69	No. of dwellings	37
Site Name	Land off Braintree Road, Great Bardfield				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	There will be no loss of existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 145 dwellings will contribute significantly to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	Site is within 800m of an NHS GP surgery (Freshwell Health Centre).

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	GRBA 255A	Area (Ha):	2.69	No. of dwellings	37
Site Name	Land off Braintree Road, Great Bardfield				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	BDC site assessment form does not mention retail provision, therefore no change assumed.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	Site is more than 8km from a Local Centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

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

5c) Effect:	Negative effect (-)
5d) Comments	Site is more than 800m from an existing employment area.



Site ID	GRBA 255A	Area (Ha):	2.69	No. of dwellings	37
Site Name	Land off Braintree Road, Great Bardfield				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	Entire site is on undesignated greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	Site is within 400m of a number of bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Positive effect (+)
8b) Comments	Site is at a village with services (Great Bardfield).

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of a number of bus stops and Great Bardfield is served by a frequent service.

Site ID	GRBA 255A	Area (Ha):	2.69	No. of dwellings	37
Site Name	Land off Braintree Road, Great Bardfield				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No highways access issues identified. Access can be gained via a single carriageway.

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

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	Site is within 800m of a primary school (Great Bardfield Primary School).

#### *Distance to a secondary school*

9c) Effect:	Negative effect (-)
9d) Comments	Site is more than 4.8km from a secondary school.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, and a Conservation area within 1km of the site. The BDC site assessment form does not measure the effects on these designated historic assets. As a result, the effects are unknown.

Site ID	GRBA 255A	Area (Ha):	2.69	No. of dwellings	37
Site Name	Land off Braintree Road, Great Bardfield				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Uncertain effect (?)
12b) Comments	Site falls within SPZ3.

##### *Capacities in sewage network*

12c) Effect:	Uncertain effect (?)
12d) Comments	Capacity of wastewater network to accommodate development at this site not assessed by WCS, hence effects uncertain.

### SA objective 13:

#### To reduce the risk of flooding

##### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	Site is not within flood zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	Site is not located within 200m of the A12 or A120.

Site ID

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect: Significant negative effect (--)

15b) Comments Approximately 50% of the site is within an area of high sensitivity to change, while the remainder is within an area of moderate sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

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

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

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments Greenfield land.

##### *Visually Important Spaces*

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

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

##### *Country parks*

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

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

Site ID

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

### SA objective 16:

#### To safeguard and enhance the quality of soil

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##### *Loss of good quality agricultural land*

16a) Effect:

Significant negative effect (--)

16b) Comments

Entire site is on grade 1 or 2 agricultural land.

---

##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

Land is not contaminated.

Site ID	Group A (BLAN 110, 114, 116 & 633)	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Positive effect (+)
1b) Comments:	No loss of existing facilities per BDC site visit forms. Estimated housing capacity of 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.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 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.

Site ID	Group A (BLAN 110, 114, 116 & 633)	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

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

3e) Effect: Positive effect (+)

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

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect: Uncertain effect (?)

4b) Comments There will be no change to retail provision in BLAN 110, 114 and 116. However, BLAN 633 currently contains a petrol station, car wash and convenience store. Therefore effect recorded as uncertain.

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments Within 800m of Great Notley town centre.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

5b) Comments Not within a Mineral Safeguarding Area.

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

5c) Effect: Positive effect (+)

5d) Comments Small parts of north and west of site within 800 m of existing employment areas in south of Braintree and on western edge of Great Notley.

Site ID: Group A (BLAN 110, 114, 116 & 633) Area (Ha): 119.04 No. of dwellings: 1,903

Site Name: Land east of Great Notley, Strategic Growth Location

*Broadband availability*

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

5f) Comments: Fibre broadband available.

**SA objective 6:**

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

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect: Negative effect (-)

6b) Comments: Site not within a designated site, nor within 100 m of a designated site. Not within SSSI impact risk zone for residential development of 100 units or more. Majority of site is greenfield land.

**SA objective 7:**

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect: Significant positive effect (++)

7b) Comments: Estimated housing capacity of 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.



Site ID	Group A (BLAN 110, 114, 116 & 633)	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No access issues for majority of site; small parts have difficult vehicle access via narrow track.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	Estimated housing capacity of 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.

Site ID	Group A (BLAN 110, 114, 116 & 633)	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

#### *Capacities in sewage network*

12c) Effect:	Significant negative effect (--)
12d) Comments	Although this site is not entirely covered by the BDC water cycle study, BLAN 114 (which covers a large proportion of the site) was. BLAN 114 scored red in the wastewater network RAG assessment. It is therefore assumed that there is limited capacity in the network, hence a solution is required to prevent further CSO discharges or sewer flooding.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	None of site is within Flood Zones 2 or 3.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	Only a small proportion of site (14.6%) is within 200 m of the A120.

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

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

15a) Effect:	Negative effect (-)
15b) Comments	A significant proportion of the site (46%) is in a landscape area with moderate sensitivity to change.

Site ID	Group A (BLAN 110, 114, 116 & 633)	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

*Proposed extension to Dedham Vale AONB*

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

15d) Comments Allocation is not located within proposed extension to Dedham Vale AONB.

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments Majority of site is greenfield land.

*Visually Important Spaces*

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

15h) Comments Allocation is not located on identified Visually Important Space.

*Country parks*

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

15j) Comments Development allocation is not located on a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

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

16b) Comments Approximately 29% of site is on grade 1 or grade 2 agricultural land.

*Remediation of contaminated land*

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

16d) Comments A small proportion of the site is contaminated. However the site was not identified as contaminated on the BDC site assessment form and it is unknown whether remediation would be required.

Site ID	Group A Employment	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No loss of existing facilities per BDC site visit forms.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Entire site is not within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	N/A

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	N/A

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	N/A

Site ID	Group A Employment	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of existing open space per BDC site assessment forms.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	Uncertain effect (?)
4b) Comments	There will be no change to retail provision in BLAN 110, 114 and 116. However, BLAN 633 currently contains a petrol station, car wash and convenience store. Therefore effect recorded as uncertain.

*Distances to local shops and services*

4c) Effect:	NOT ASSESSED
4d) Comments	N/A

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	Site is not within a Mineral Safeguarding Area.

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

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

Site ID	Group A Employment	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre broadband available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	Entire site not within a designated site, nor within 100m of a designated site. Not within SSSI impact risk zone for residential development of 100 units or more. Majority of site is greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Uncertain effect (?)
7b) Comments	The north-south boundary of the site is within 400m of several bus stops, as well as the eastern part of the site. Actual effect will depend on where development is located within the site.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	Allocation directly adjacent to Main Town of Braintree, Bocking and Great Notley. It also adjoins the border with Chelmsford Borough but is not adjacent to any additional service centres in that borough.

#### *Distance to and regularity of public transport*

8c) Effect:	Uncertain effect (?)
8d) Comments	The north-south boundary of the site is within 400m of several bus stops, as well as the eastern part of the site. Furthermore, Great Notley and Braintree are served by a frequent service. Actual effect will depend on where development is located within the site.

Site ID	Group A Employment	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	No access issues for majority of site; small parts have difficult vehicle access via narrow track. Actual effect will depend on where development is located within the site.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	N/A

#### *Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	N/A

### **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	Several listed buildings are present within the group of sites but impacts on these were not assessed by BDC site visits.

Site ID	Group A Employment	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	Sites are not within any groundwater SPZs.

##### Capacities in sewage network

12c) Effect:	NOT ASSESSED
12d) Comments	N/A

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	None of site is within Flood Zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	Uncertain effect (?)
14b) Comments	Only a small proportion of site (14.6%) is within 200m of the A120. Actual effect will depend on where development is located within the site.



Site ID	Group A Employment	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscape

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

15a) Effect:	Uncertain effect (?)
15b) Comments	A significant proportion of the site (46%) is in a landscape area with moderate sensitivity to change, while the remainder is within an area of low sensitivity to change. Actual effect will depend on where development is located within the site.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	Entire site is not located within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	Majority of site is greenfield land.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	Allocation is not located on identified Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	Development allocation is not located on a country park.

Site ID	Group A Employment	Area (Ha):	119.04	No. of dwellings	1,903
Site Name	Land east of Great Notley, Strategic Growth Location				

### 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: Approximately 29% of site is on grade 1 or grade 2 agricultural land.

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##### *Remediation of contaminated land*

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

16d) Comments: A small proportion of the site is contaminated. However the site was not identified as contaminated on the BDC site assessment form and it is unknown whether remediation would be required.

Site ID	Group J (BOCN 123 & 132)	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Positive effect (+)
1b) Comments:	No loss of existing community facilities as per BDC site assessment form; Estimated housing capacity of 1,000 therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 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:	Negative effect (-)
3d) Comments	1 criteria is met: less than 300m from River Blackwater SANG.

Site ID	Group J (BOCN 123 & 132)	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Impacts not assessed by BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	The site is a main town allocation and is more than 800m away from a town centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	Significant negative effect (--)
5b) Comments	The majority of the site (92.01%) is within a mineral safeguarding area.

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

5c) Effect:	Negative effect (-)
5d) Comments	There are no existing employment areas within 800m of the site.

Site ID	Group J (BOCN 123 & 132)	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	Site not within a designated site nor within 100m of a designated site. Not within SSSI impact zone 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.

Site ID	Group J (BOCN 123 & 132)	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No access issue identified. Road is a straight single carriage way.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	Estimated housing capacity of 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.

Site ID	Group J (BOCN 123 & 132)	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

#### *Capacities in sewage network*

12c) Effect:	Significant negative effect (--)
12d) Comments	Site scored red in the wastewater network RAG assessment. This means that there is limited capacity in the network, hence a solution is required to prevent further CSO discharges or sewer flooding.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	Only a small proportion of the site (0.04%) is within flood zone 3.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	None of the site is within 200m of the A12 or A120.

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

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

15a) Effect:	Negative effect (-)
15b) Comments	A significant proportion of the site (29.91%) is in an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID	Group J (BOCN 123 & 132)	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

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*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.

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*Visually Important Spaces*

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

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

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*Country parks*

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

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

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**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 (40.82%) is located on grade 1 or 2 agricultural land.

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*Remediation of contaminated land*

16c) Effect: Uncertain effect (?)

16d) Comments A small part of the site (15.34%) is contaminated, however it is unknown if remediation will be required.



Site ID	Group J Employment	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Positive effect (+)
1b) Comments:	No loss of existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	N/A

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	N/A

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	N/A

Site ID	Group J Employment	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not assessed by BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	NOT ASSESSED
4d) Comments	N/A

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	Uncertain effect (?)
5b) Comments	The majority of the site (92.01%) is within a mineral safeguarding area. Actual effect will depend on where development is located within the site.

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

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

Site ID	Group J Employment	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Uncertain effect (?)
7b) Comments	The north-south west edge of the site is within 400m of several existing bus stops, as well as the southern boundary of the site. Actual effect will depend on where development is located within the site.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is directly adjacent to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Uncertain effect (?)
8d) Comments	The north-south west boundary of the site is within 400m of several bus stops and Bocking North has a frequent service. The southern edge of the site is also within 400m of bus stops with a frequent service. However, the remainder of the site is not. Actual effect will depend on where development is located

Site ID	Group J Employment	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

within the site.

#### *Highways access information*

8e) Effect: Positive effect (+)

8f) Comments No access issue identified. Road is a straight single carriage way.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect: NOT ASSESSED

9b) Comments N/A

#### *Distance to a secondary school*

9c) Effect: NOT ASSESSED

9d) Comments N/A

### **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect: Uncertain effect (?)

10b) Comments The site is in the vicinity of two conservation areas and several listed buildings, but the impacts have not been assessed by the BDC site assessment form.

Site ID	Group J Employment	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Uncertain effect (?)
12b) Comments	Part of the site (13.02%) falls within SPZ2. Actual effect will depend on where development is located within the site.

##### Capacities in sewage network

12c) Effect:	NOT ASSESSED
12d) Comments	N/A

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	Only a small proportion of the site (0.04%) is within flood zone 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	None of the site is within 200m of the A12 or A120.

Site ID

Group J Employment

Area (Ha):

66.86

No. of dwellings

1,000

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect: Uncertain effect (?)

15b) Comments A significant proportion of the site (29.91%) is in an area of moderate sensitivity to change. The remainder is within an area of low sensitivity to change. Actual effect will depend on where development is located within the site.

##### *Proposed extension to Dedham Vale AONB*

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

15d) Comments 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.

##### *Visually Important Spaces*

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

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

##### *Country parks*

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

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

Site ID	Group J Employment	Area (Ha):	66.86	No. of dwellings	1,000
Site Name	Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way				

## SA objective 16:

### To safeguard and enhance the quality of soil

#### *Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	A significant proportion of the site (40.82%) is located on grade 1 or 2 agricultural land.

#### *Remediation of contaminated land*

16c) Effect:	Uncertain effect (?)
16d) Comments	A small part of the site (15.34%) is contaminated, however it is unknown if remediation will be required.

Site ID	Group L (FEER 230, 232 & 233)	Area (Ha):	81.77	No. of dwellings	970
Site Name	Land south of Feering, west of A12 (south of Feering Hill/London Road)				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Positive effect (+)
1b) Comments:	A new community facility is proposed as part of the development as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 1000 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	The nearest NHS GP surgery or hospital is more than 800m from the site.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.



Site ID Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 970

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

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

3e) Effect: Positive effect (+)

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

#### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

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

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

#### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

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

5c) Effect: Positive effect (+)

5d) Comments Part of the site is within 800m of Gold Key Ind Estate.

Site ID Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 970

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

*Broadband availability*

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

5f) Comments: Fibre service available.

**SA objective 6:**

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

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect: Negative effect (-)

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

**SA objective 7:**

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect: Significant positive effect (++)

7b) Comments: The site is within 400m of several bus stops. Allocation of up to 1000 dwellings, therefore also assumed to incorporate a bus stop with at least one bus per day, seven days per week.

**SA objective 8:**

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

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

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Feering (Village With Services). Not adjacent to any settlements in neighbouring district.

*Distance to and regularity of public transport*

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

8d) Comments: The site is within 400m of several bus stops and Feering is served by a frequent service. The western edge of the site is also within 800m of Kelvedon railway station, providing a frequent service. Allocation of up to 1000 dwellings, therefore also assumed to incorporate a bus stop with at least an

Site ID Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 970

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

infrequent service.

#### Highways access information

8e) Effect: Positive effect (+)

8f) Comments No access issues identified. Access can be gained by main road between Feering and Tiptree.

### SA objective 9:

#### To improve the education and skills of the population

##### Distance to a primary school

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

9b) Comments A small part of the site is within 400m Feering Church of England Primary School. Allocation of up to 1000 houses, therefore assumed to incorporate a new primary school.

##### Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments A small part of the site is within 4.8km of The Honywood Community Science School.

### SA objective 10:

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

##### Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are a couple of listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site assessment forms.

Site ID Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 970

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

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

12b) Comments An insignificant proportion of the site (less than 0.5%) falls within SPZ 1.

##### Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments The site would be served by Coggeshall WRC, which has limited headroom for growth. There is limited capacity in the foul sewerage network and a solution would be required to prevent further Combined Sewer Overflow discharges or sewer flooding.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments A small proportion of the site (3.73%) is within flood zone 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site is located within 200m of the A12.

Site ID

Group L (FEER 230, 232 & 233)

Area (Ha):

81.77

No. of dwellings

970

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (66.57%) is located within an area of moderate sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

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

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

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

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

##### *Visually Important Spaces*

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

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

##### *Country parks*

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

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

Site ID	Group L (FEER 230, 232 & 233)	Area (Ha):	81.77	No. of dwellings	970
Site Name	Land south of Feering, west of A12 (south of Feering Hill/London Road)				

## SA objective 16:

### To safeguard and enhance the quality of soil

#### *Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	The majority of the site (69.06%) is located on grade 1 or grade 2 agricultural land.

#### *Remediation of contaminated land*

16c) Effect:	Uncertain effect (?)
16d) Comments	A small part of the site (0.27%) is located on contaminated land, however it is unknown whether remediation will be required.

Site ID	Group L Employment	Area (Ha):	81.77	No. of dwellings	970
Site Name	Land south of Feering, west of A12 (south of Feering Hill/London Road)				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No loss of community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	N/A

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	N/A

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	N/A

Site ID Group L Employment Area (Ha): 81.77 No. of dwellings 970

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

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

3e) Effect: Positive effect (+)

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

#### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

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

*Distances to local shops and services*

4c) Effect: NOT ASSESSED

4d) Comments N/A

#### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

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

5c) Effect: NOT ASSESSED

5d) Comments N/A



Site ID      Group L Employment      Area (Ha):      81.77      No. of dwellings      970

Site Name      Land south of Feering, west of A12 (south of Feering Hill/London Road)

*Broadband availability*

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

5f) Comments      Fibre service available.

---

**SA objective 6:**

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

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:      Negative effect (-)

6b) Comments      The site is not within a SSSI impact risk zone for residential development, however the site is within 100m of Feering March Local Wildlife Site. The site is located on greenfield land as per BDC site assessment form.

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**SA objective 7:**

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect:      Uncertain effect (?)

7b) Comments      The northern parts of the site are within 400m of a bus stop and a small area in the west of the site is within 800m of a railway station. Effects will depend on the exact location of employment development within the site.

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**SA objective 8:**

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

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

8a) Effect:      Uncertain effect (?)

8b) Comments      The site is adjacent to Feering (Village With Services), but due to the large size of the site, effects will depend on the exact location of employment development within the site.

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*Distance to and regularity of public transport*

8c) Effect:      Uncertain effect (?)

8d) Comments      Part of the site is within 400m of several bus stops and Feering is served by a frequent service. The western edge of the site is also within 800m of Kelvedon railway station, providing a frequent service. Effects will depend on the exact location of employment development within the site.

Site ID	Group L Employment	Area (Ha):	81.77	No. of dwellings	970
Site Name	Land south of Feering, west of A12 (south of Feering Hill/London Road)				

#### *Highways access information*

8e) Effect: Positive effect (+)

8f) Comments No access issues identified as per BDC site assessment form.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect: NOT ASSESSED

9b) Comments N/A

#### *Distance to a secondary school*

9c) Effect: NOT ASSESSED

9d) Comments N/A

### **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect: Uncertain effect (?)

10b) Comments There are a couple of listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site assessment forms. Effects will also depend on the exact location of employment development within the site.

Site ID	Group L Employment	Area (Ha):	81.77	No. of dwellings	970
Site Name	Land south of Feering, west of A12 (south of Feering Hill/London Road)				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Uncertain effect (?)
12b) Comments	A small proportion of the site (less than 0.5%) falls within SPZ 1. Effects would depend on the exact location of employment within the site.

##### Capacities in sewage network

12c) Effect:	NOT ASSESSED
12d) Comments	N/A

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	Uncertain effect (?)
13b) Comments	A small proportion of the site (3.73%) is within flood zone 3. Effects would depend on the exact location of employment development within the site.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	Uncertain effect (?)
14b) Comments	Part of the site is located within 200m of the A12. Effects would depend on the exact location of employment development within the site.

Site ID	Group L Employment	Area (Ha):	81.77	No. of dwellings	970
Site Name	Land south of Feering, west of A12 (south of Feering Hill/London Road)				

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Uncertain effect (?)
15b) Comments	The site is partly located within an area of moderate sensitivity to change and partly within an area of low sensitivity to change. Effects would depend on the exact location of employment development within the site.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not within the proposed extension to Dedham Vale AONB.

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land as per BDC site assessment form.

##### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in a Visually Important Space.

##### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

Site ID	Group L Employment	Area (Ha):	81.77	No. of dwellings	970
Site Name	Land south of Feering, west of A12 (south of Feering Hill/London Road)				

## SA objective 16:

### To safeguard and enhance the quality of soil

#### *Loss of good quality agricultural land*

16a) Effect:	Uncertain effect (?)
16b) Comments	The majority of the site (69.06%) is located on grade 1 or grade 2 agricultural land. Effects will depend on the exact location of employment development within the site.

#### *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. Effects also depend on the exact location of employment development within the site.

Site ID	Group M (HATF 315 & HATF 316)	Area (Ha):	18.71	No. of dwellings	0
Site Name	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change in community facilities as per BDC site assessment forms.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	The site is not within 500m of an AD plant or within 250m of a waste site.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 450 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	Site is further than 800m from an NHS GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	Site does not meet any of the ANG criteria.

Site ID	Group M (HATF 315 & HATF 316)	Area (Ha):	18.71	No. of dwellings	0
Site Name	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of publically accessible open space as per BDC site assessment forms.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	Negative effect (-)
4b) Comments	BDC site assessment form for HATF 316 states 'retail' as a current use, therefore its is assumed this would be lost to development.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 8km of a local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	Site is not located within an MSA.

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

5c) Effect:	Negative effect (-)
5d) Comments	Site is further than 800m from an existing employment area. In addition, the BDC site assessment form for HATF 316 states current uses as including 'retail' and 'commercial', therefore development is expected to lead to loss of some existing employment.

Site ID	Group M (HATF 315 & HATF 316)	Area (Ha):	18.71	No. of dwellings	0
Site Name	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband is available or planned in over 50% properties on and next to the site.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	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 a SSSI impact risk zone for residential development. More than 25% of the site is on undesignated greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is adjacent to Witham, which is a main town.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops and Witham is served by a frequent service.



Site ID	Group M (HATF 315 & HATF 316)	Area (Ha):	18.71	No. of dwellings	0
Site Name	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham				

### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access gained by A12 slip road.

## **SA objective 9:**

### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is further than 800m from a primary school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Maltings Academy.

## **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	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 is not within an SPZ.

Site ID	Group M (HATF 315 & HATF 316)	Area (Ha):	18.71	No. of dwellings	0
Site Name	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	The pumping station or sewer pipe size may restrict growth, or there may be a lack of sewerage infrastructure at this site.

### **SA objective 13:**

#### **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	This site is not within Flood Zones 1 or 2.

### **SA objective 14:**

#### **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	A significant proportion (25.87%) of the site is located within 200m of the A12.

### **SA objective 15:**

#### **To maintain and enhance the quality of landscapes and townscapes**

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

15a) Effect:	Negative effect (-)
15b) Comments	The site is located in an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located in the proposed extension to Dedham Vale AONB.

Site ID	Group M (HATF 315 & HATF 316)	Area (Ha):	18.71	No. of dwellings	0
Site Name	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham				

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The majority of the site consists of greenfield land.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within a Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

### **SA objective 16:**

#### **To safeguard and enhance the quality of soil**

#### *Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	The site is located in an area of Grade 1 or 2 agricultural land.

#### *Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	There is no contaminated land present on site.

Site ID	GRYE 274	Area (Ha):	2.06	No. of dwellings	29
Site Name	Land at Nuns Walk Field, Great Yeldham				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 29 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of The Castle Surgery, Davis P & Partners and Hilton House Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	GRYE 274	Area (Ha):	2.06	No. of dwellings	29
Site Name	Land at Nuns Walk Field, Great Yeldham				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 8km of a local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located in a mineral safeguarding area.

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

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Hunnable Ind Estate.

Site ID	GRYE 274	Area (Ha):	2.06	No. of dwellings	29
Site Name	Land at Nuns Walk Field, Great Yeldham				

#### *Broadband availability*

5e) Effect:	No / negligible effect (0)
5f) Comments	No work currently planned but download speeds of 2 Mbps by 2016.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site, nor it within 100m of a designated site. Not within a SSSI impact zone. The site is on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of four bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Positive effect (+)
8b) Comments	The site is within Great Yeldham, a village with services.

#### *Distance to and regularity of public transport*

8c) Effect:	Negative effect (-)
8d) Comments	The site is within 400m of four bus stops which are served by a poor service.

Site ID	GRYE 274	Area (Ha):	2.06	No. of dwellings	29
Site Name	Land at Nuns Walk Field, Great Yeldham				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained to the site from the village centre.

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

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of St Andrew's Church of England (Voluntary Controlled) Primary School Great Yeldham.

#### *Distance to a secondary school*

9c) Effect:	Positive effect (+)
9d) Comments	The site is within 4.8km Hedingham School.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	The site is adjoining a conservation area. There are also several listed buildings within the vicinity of the site. Development may be mitigated by setting back the development from road and maintaining the hedge of the existing boundary.

Site ID	GRYE 274	Area (Ha):	2.06	No. of dwellings	29
Site Name	Land at Nuns Walk Field, Great Yeldham				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Negative effect (-)
12b) Comments	The site is located entirely within SPZ2.

##### Capacities in sewage network

12c) Effect:	Uncertain effect (?)
12d) Comments	Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located in a flood zone.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.



Site ID	GRYE 274	Area (Ha):	2.06	No. of dwellings	29
Site Name	Land at Nuns Walk Field, Great Yeldham				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Significant negative effect (--)
15b) Comments	The site is located entirely within an area of high sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land as per BDC site assessment form.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on visually important space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

Site ID

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:

Significant negative effect (--)

16b) Comments

The majority of the site (89.58%) is located on grade 1 or grade 2 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID	HASA 286	Area (Ha):	0.92	No. of dwellings	14
Site Name	Greenways, Balls Chase, Halstead				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing communitiy facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 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.

Site ID

HASA 286

Area (Ha):

0.92

No. of dwellings

14

Site Name

Greenways, Balls Chase, Halstead

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

3e) Effect: Positive effect (+)

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

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

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

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

*Distances to local shops and services*

4c) Effect: Positive effect (+)

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

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

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

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m Factory Lane West/Kings Road Ind Area

Site ID	HASA 286	Area (Ha):	0.92	No. of dwellings	14
Site Name	Greenways, Balls Chase, Halstead				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 200m of two bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a main town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of two bus stops, which are served by a frequent service.

Site ID	HASA 286	Area (Ha):	0.92	No. of dwellings	14
Site Name	Greenways, Balls Chase, Halstead				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via an estate road cul de sac.

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

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of Richard de Clare Community Primary School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of The Ramsey College.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a listed building within the vicinity of the site, however the effect on this has not been assessed by the BDC site visits.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

Site ID	HASA 286	Area (Ha):	0.92	No. of dwellings	14
Site Name	Greenways, Balls Chase, Halstead				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site does not fall within a flood zone.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site does not fall within 200m of the A12 or A120.

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

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

15a) Effect:	No / negligible effect (0)
15b) Comments	The site is located entirely within an urban area.

Site ID	HASA 286	Area (Ha):	0.92	No. of dwellings	14
Site Name	Greenways, Balls Chase, Halstead				

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to the Dedham Vale AONB.

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land as per BDC site assessment form.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not within visually important space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site is not located on agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.



Site ID	HASA 287	Area (Ha):	1.64	No. of dwellings	50
Site Name	Land East of the High Street, Halstead				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 50 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Elizabeth Courtauld Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

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

3e) Effect: Positive effect (+)

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

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### SA objective 4:

**To 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.

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### 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.

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Site ID	HASA 287	Area (Ha):	1.64	No. of dwellings	50
Site Name	Land East of the High Street, Halstead				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Not within SSSI risk zone for residential development. The site is not on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a main town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops and Halstead is served by a frequent service.

Site ID	HASA 287	Area (Ha):	1.64	No. of dwellings	50
Site Name	Land East of the High Street, Halstead				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via an existing entrance.

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

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Richard de Clare Community Primary School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of The Ramsey College.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	Part of the site is located within a conservation area. There are also several listed buildings within the vicinity of the site. Development may lead to a more crowded appearance as per BDC site assessment form, however mitigation may be possible through

Site ID	HASA 287	Area (Ha):	1.64	No. of dwellings	50
Site Name	Land East of the High Street, Halstead				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Negative effect (-)
12b) Comments	The site is located in SPZ1.

##### Capacities in sewage network

12c) Effect:	Negative effect (-)
12d) Comments	Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located in a flood risk zone.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

Site ID

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

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

15b) Comments The site is located in an urban area.

##### *Proposed extension to Dedham Vale AONB*

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

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

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land.

##### *Visually Important Spaces*

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

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

##### *Country parks*

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

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

Site ID	HASA 287	Area (Ha):	1.64	No. of dwellings	50
Site Name	Land East of the High Street, Halstead				

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site is not located on agricultural land.

##### *Remediation of contaminated land*

16c) Effect:	Uncertain effect (?)
16d) Comments	A small proportion of the site is contaminated, however it is unknown whether remediation will be required.

Site ID	HASA 295	Area (Ha):	2.11	No. of dwellings	70
Site Name	Land off corner of Fenn Road and Brook Street, Halstead				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities.

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

1c) Effect:	Negative effect (-)
1d) Comments:	This site is both within 500m of an AD plant and is next to Halstead Highway Depot, a physico-chemical treatment facility.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 70 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	The nearest NHS GP surgery or hospital is more than 800m from the site.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	The site does not meet any of the ANG criteria.



Site ID	HASA 295	Area (Ha):	2.11	No. of dwellings	70
Site Name	Land off corner of Fenn Road and Brook Street, Halstead				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is a main town allocation and part of the site is within 800m of a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within an MSA.

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

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Bluebridge Industrial Estate.

Site ID	HASA 295	Area (Ha):	2.11	No. of dwellings	70
Site Name	Land off corner of Fenn Road and Brook Street, Halstead				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a main town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops which are served by a frequent service.

Site ID	HASA 295	Area (Ha):	2.11	No. of dwellings	70
Site Name	Land off corner of Fenn Road and Brook Street, Halstead				

#### *Highways access information*

8e) Effect:	Negative effect (-)
8f) Comments	Adequate access may be difficult and would cause a great deal of change to the road.

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

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of St Andrew's Church of England Primary School, Halstead.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of The Ramsey College.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a conservation area within the vicinity of the site, however the effects on this has not been assessed by the BDC site visits.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within an SPZ.

Site ID	HASA 295	Area (Ha):	2.11	No. of dwellings	70
Site Name	Land off corner of Fenn Road and Brook Street, Halstead				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Development would be served by Halstead WRC, which has headroom for growth, but development may be restricted by pumping station or sewer pipe size or lack of infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within Flood Zones 2 or 3.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

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

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

15a) Effect:	Positive effect (+)
15b) Comments	The majority of the site (96.86%) is located in an area of low sensitivity to landscape change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

---

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

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

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*Visually Important Spaces*

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

15h) Comments The site is not located within 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.

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**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 The majority of the site (73.50%) is located on Grade 3 agricultural land.

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*Remediation of contaminated land*

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

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

Site ID	HATF 313	Area (Ha):	1.99	No. of dwellings	40
Site Name	Sorrells Field				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing communities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not within 500m of an AD plant or within 250m of a waste facility.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 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.

Site ID	HATF 313	Area (Ha):	1.99	No. of dwellings	40
Site Name	Sorrells Field				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 8km of a primary shopping area or local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a minerals safeguarding area.

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

5c) Effect:	Negative effect (-)
5d) Comments	The site is not within 800m of an existing employment site.

Site ID	HATF 313	Area (Ha):	1.99	No. of dwellings	40
Site Name	Sorrells Field				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

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

### **SA objective 8:**

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

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

8a) Effect:	Positive effect (+)
8b) Comments	The site is adjacent to Hatfield Peverel, a village with services.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and all railway stations are served by a frequent service.



Site ID	HATF 313	Area (Ha):	1.99	No. of dwellings	40
Site Name	Sorrells Field				

### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	Access can be gained from A12 slip road, however traffic is fast moving and visibility splays are poor.

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

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from the nearest primary school.

#### *Distance to a secondary school*

9c) Effect:	Positive effect (+)
9d) Comments	The site is within 4.8km of Maltings Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within an SPZ.

Site ID	HATF 313	Area (Ha):	1.99	No. of dwellings	40
Site Name	Sorrells Field				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Th site would be served by Witham WRC, which has headroom for growth, but growth may be restricted by pumping station or sewer pipe size or lack of infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within Flood Zones 2 or 3.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	The whole of the site lies within 200m of the A12.

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

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

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (99.61%) is located within an area of moderate sensitivty to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not within the proposed extension to the Dedham Vale AONB.

Site ID

HATF 313

Area (Ha):

1.99

No. of dwellings

40

Site Name

Sorrells Field

---

*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.

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*Visually Important Spaces*

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

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

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*Country parks*

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

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

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**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 The site consists of Grade 1 or 2 agricultural land.

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*Remediation of contaminated land*

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

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

Site ID	HATF 608	Area (Ha):	3.83	No. of dwellings	170
Site Name	Arla Dairy, Station Road, Hatfield Peverel				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	BDC site assessment does not identify any existing community facilities that would be lost to development or any intention to provide new facilities.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	BDC estimate a dwelling capacity of 160, which would significantly contribute to housing, including affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of the GP surgery Towson N B D & Partners.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	HATF 608	Area (Ha):	3.83	No. of dwellings	170
Site Name	Arla Dairy, Station Road, Hatfield Peverel				

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

3e) Effect: Positive effect (+)

3f) Comments The BDC site assessment does not identify any areas of public open space on the site or intention to provide any new open space.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

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

4b) Comments The BDC site assessment does not identify any retail provision on the site or intention to provide new retail.

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments The site is within 8 km of Hatfield Peverel local centre (not a Main Town).

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

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

5c) Effect: Negative effect (-)

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

Site ID	HATF 608	Area (Ha):	3.83	No. of dwellings	170
Site Name	Arla Dairy, Station Road, Hatfield Peverel				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband is available at the site.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site does not coincide with any biodiversity or geodiversity designations and does not consist of greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is both within 400m of several bus stops and within 800m of Hatfield Peverel rail station.

### **SA objective 8:**

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

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

8a) Effect:	Positive effect (+)
8b) Comments	The site is within a village with services: Hatfield Peverel.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of a number of bus stops served by frequent services and within 800m of Hatfield Peverel rail station.

Site ID	HATF 608	Area (Ha):	3.83	No. of dwellings	170
Site Name	Arla Dairy, Station Road, Hatfield Peverel				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	The BDC site assessment states that vehicular access can be gained to the site.

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

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is not within 800m of a primary school.

#### *Distance to a secondary school*

9c) Effect:	Positive effect (+)
9d) Comments	The site is within 4.8km of Maltings Academy

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	No / negligible effect (0)
10b) Comments	BDC site assessment does not identify any heritage assets in the vicinity of the site.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not lie within any SPZs.

Site ID	HATF 608	Area (Ha):	3.83	No. of dwellings	170
Site Name	Arla Dairy, Station Road, Hatfield Peverel				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	The WCS shows that the adjacent site HATF 313 would be served by Witham WRC, which has capacity for growth. However, the foul sewerage network capacity may be limited by size or infrastructure.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site lies entirely in Flood Zone 1.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	Approximately 35% of the site lies within 200m of the A12.

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

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

15a) Effect:	Positive effect (+)
15b) Comments	Approximately 94% of the site lies within a landscape area with low sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not within the proposed extension to the Dedham Vale AONB.



Site ID	HATF 608	Area (Ha):	3.83	No. of dwellings	170
Site Name	Arla Dairy, Station Road, Hatfield Peverel				

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The site consists of previously developed land, as it is a disused dairy.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site does not lie within any Visually Important Spaces.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site does not lie within a country park.

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

*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	Whilst mapped data suggests this site consists of grade 1 or 2 agricultural land, the site is previously developed and as such the land is not available for agricultural use.

*Remediation of contaminated land*

16c) Effect:	Negative effect (-)
16d) Comments	The BDC site assessment suggests there are possible contamination issues at this site.

Site ID	HATF 630	Area (Ha):	2.79	No. of dwellings	51
Site Name	Bury Farm, Bury Lane, Hatfield Peverel				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to community facilities.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not within 500m of AD or 250m waste plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 25 dwellings would make a significant contribution to affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	This site is within 800m of Towson N B D & Partners GP surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	This site does not meet any of the ANG criteria.

Site ID

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

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

3e) Effect: Positive effect (+)

3f) Comments The site does not include any publically accessible open space.

---

### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

4b) Comments BDC site assessment does not indicate any loss or gain of retail provision.

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*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre in Hatifeld Peverel.

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### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

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

5c) Effect: Negative effect (-)

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

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Site ID	HATF 630	Area (Ha):	2.79	No. of dwellings	51
Site Name	Bury Farm, Bury Lane, Hatfield Peverel				

#### *Broadband availability*

5e) Effect:	Positive effect (+)
5f) Comments	Fibre or wireless broadband is available or planned by 2019 in just under half of the surrounding properties.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	A significant proportion of this site consists of undesignated greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of a bus stop and within 800m of a train station.

### **SA objective 8:**

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

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

8a) Effect:	Positive effect (+)
8b) Comments	This is an allocation to a key service village.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	Site is within 800m of a train station and 400m of a bus stop served by frequent services.

Site ID	HATF 630	Area (Ha):	2.79	No. of dwellings	51
Site Name	Bury Farm, Bury Lane, Hatfield Peverel				

### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	BDC site assessment form states vehicular access can be gained to the site.

## **SA objective 9:**

### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	Site is further than 800m from a primary school.

#### *Distance to a secondary school*

9c) Effect:	Positive effect (+)
9d) Comments	Site is within 4.8km of a secondary school.

## **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	BDC site assessment states that there are no heritage assets or archaeological sites within or in proximity to this site. However there are a number of listed buildings within 200m of the site on The Street, which have not been considered through BDC site visits, therefore it is uncertain whether development would affect the settings of these.

Site ID	HATF 630	Area (Ha):	2.79	No. of dwellings	51
Site Name	Bury Farm, Bury Lane, Hatfield Peverel				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	Site is not within an SPZ.

##### Capacities in sewage network

12c) Effect:	Negative effect (-)
12d) Comments	The WCS did not assess this site but did assess site HATF 313 which lies next to it and thus effects are likely to be similar for HATF 630. This site is likely to be served by Witham WRC which has capacity for growth. However there is likely to be limited capacity and/or connectivity to the foul sewerage network.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	Site is not located within Flood Zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	Site lies within 200m of A12.

Site ID	HATF 630	Area (Ha):	2.79	No. of dwellings	51
Site Name	Bury Farm, Bury Lane, Hatfield Peverel				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Negative effect (-)
15b) Comments	Site is located in an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	Site is not located within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	This site consist primarily of greenfield land, although there are some existing buildings on site.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	Site is not located within a Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	Site is not located within a country park.

Site ID

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

### SA objective 16:

#### To safeguard and enhance the quality of soil

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##### *Loss of good quality agricultural land*

16a) Effect:

Significant negative effect (--)

16b) Comments

Site consists of Grades 1 and/or 2 agricultural land.

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##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

Site does not include any contaminated land.



Site ID	HATR 299	Area (Ha):	0.81	No. of dwellings	10
Site Name	Harrison Works, Kings Road, Halstead				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change in community facilities according to BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is further than 500m from AD plant and further than 250m from a waste facility.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Uncertain effect (?)
2b) Comments	BDC site assessment form does not specify the number of dwellings to be delivered at this site.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	Site is within 800m of the Elizabeth Courtauld Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	Site does not meet any of the ANG criteria.

Site ID	HATR 299	Area (Ha):	0.81	No. of dwellings	10
Site Name	Harrison Works, Kings Road, Halstead				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of publically accessible open space according to BDC site ssessmnt form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail provision according to BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	Site is within Halstead, which is a main town, and within 800m of a primary shopping area or local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	Site is not located within an MSA.

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

5c) Effect:	Negative effect (-)
5d) Comments	This site is part of Factory Lane West / Kings Road Industrial Area. Whilst the BDC site assessment form states that the site is currently vacant offices, development will result n loss of employment land in the district.

Site ID	HATR 299	Area (Ha):	0.81	No. of dwellings	10
Site Name	Harrison Works, Kings Road, Halstead				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband is available or planned by 2019 on this site.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not within or within 100m of a designated site and does not consist of greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The northwestern part of the site is within 400m of a bus stop.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	This is an allocation to Halstead, which is a main town.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	Part of this site is within 400m of a bus stop and Halstead is served by frequent bus services.

Site ID	HATR 299	Area (Ha):	0.81	No. of dwellings	10
Site Name	Harrison Works, Kings Road, Halstead				

### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	The BDC site assessment form states the vehicular access can be gained to the site.

## **SA objective 9:**

### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Richard de Clare Primary School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of The Ramsey College.

## **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	The BDC site assessment form states that the site does not contain, nor is it in proximity to a heritage asset. However, archaeological site 9364 lies in the south eastern corner of the site. The BDC site assessment form does not discuss potential impacts on this archaeological site, therefore effects remain uncertain.

Site ID	HATR 299	Area (Ha):	0.81	No. of dwellings	10
Site Name	Harrison Works, Kings Road, Halstead				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	This site is located within SPZ 1.

##### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	This site was not assessed in the WCS, but HASA 286 lies nearby and therefore the implications of development are likely to be similar to that site. The site is likely to be served by Halstead WRC, which has capacity for growth. However, growth may be limited by pumping station or sewer pipe size.

### SA objective 13:

#### To reduce the risk of flooding

##### *Sites within an area of high flood risk*

13a) Effect:	Significant negative effect (--)
13b) Comments	A significant proportion of the site (73.28%) is located in flood zone 3.

### SA objective 14:

#### To improve air quality

##### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	Site is not within 200m of A12 or A120.

Site ID

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

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

15b) Comments The site is within an urban area.

##### *Proposed extension to Dedham Vale AONB*

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

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

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Positive effect (+)

15f) Comments Site consists of previously developed land.

##### *Visually Important Spaces*

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

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

##### *Country parks*

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

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

Site ID

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

### SA objective 16:

#### To safeguard and enhance the quality of soil

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##### *Loss of good quality agricultural land*

16a) Effect:

No / negligible effect (0)

16b) Comments

This site is in an urban area and therefore does not consist of agricultural land.

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##### *Remediation of contaminated land*

16c) Effect:

Uncertain effect (?)

16d) Comments

A small part of this site consists of contaminated land, but it is not known whether remediation will be required.

Site ID	HATR 309	Area (Ha):	1.75	No. of dwellings	
Site Name	Blamsters area 3, Halstead				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No loss of community facilities as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Uncertain effect (?)
2b) Comments	The site is allocated as specialist housing with the minimum amount of market housing required to make this viable. As such it is uncertain if and how much affordable housing will be provided.

### SA objective 3:

#### To 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 Elizabeth Courtauld Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.



Site ID	HATR 309	Area (Ha):	1.75	No. of dwellings	
Site Name	Blamsters area 3, Halstead				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open land as per BDC site assessment form.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 800m of Halstead 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. Whilst residents of the specialist housing are unlikely to be seeking employment, employment will be accessible to residents of any market housing provided on site. Specialist housing will also provide local jobs.

Site ID	HATR 309	Area (Ha):	1.75	No. of dwellings	
Site Name	Blamsters area 3, Halstead				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

#### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Not within a 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.

Site Name

No. of dwellings

*Highways access information*

8e) Effect: Uncertain effect (?)

8f) Comments Access can be gained, however it is from a fast arterial 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 800m of Holy Trinity Church of England Primary School Halstead. As this site is allocated for specialist housing for people with physical impairments and learning disabilities, residents may not attend the closest schools. Nevertheless, this school may serve any market housing provided on the site.

*Distance to a secondary school*

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

9d) Comments The site is within 2.4km of The Ramsey College. As this site is allocated for specialist housing for people with physical impairments and learning disabilities, residents may not attend the closest schools. Nevertheless, this school may serve any market housing provided on the site.

**SA objective 10:**

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

*Impacts on historic environment and heritage assets*

10a) Effect: Negative effect (-?)

10b) Comments 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.

Site ID

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

**SA objective 12:****To improve water quality and address water scarcity and sewerage capacity***Groundwater Source Protection Zone (SPZ)*

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

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

*Capacities in sewage network*

12c) Effect: Negative effect (-)

12d) Comments This site was not assessed through the WCS, however it lies within close proximity to site GGHR 307, therefore the results for HATR 309 are likely to be similar to those for GGHR 307. This site is likely to be served by Halstead WRC, which has headroom for growth. However, the foul sewerage network pipe size or lack of infrastructure may restrict growth.

**SA objective 13:****To reduce the risk of flooding***Sites within an area of high flood risk*

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood zone.

**SA objective 14:****To improve air quality***Location within an area likely to have poor air quality*

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

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

Site ID	HATR 309	Area (Ha):	1.75	No. of dwellings	
Site Name	Blamsters area 3, Halstead				

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Negative effect (-)
15b) Comments	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.

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land as per BDC site assessment form.

##### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on Visually Important Space.

##### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

Site ID

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

### SA objective 16:

#### To safeguard and enhance the quality of soil

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##### *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.

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##### *Remediation of contaminated land*

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

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

Site ID

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

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

1b) Comments: No loss of community facilities as per BDC site assessment form.

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

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

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

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect: No / negligible effect (0)

2b) Comments: The site is allocated for a 25 bedroom care home/sheltered housing, which is not expected to contribute to affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Kelvedon Surgery and Kelvedon & Feering Health Centre.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID	KELV 332	Area (Ha):	0.16	No. of dwellings	
Site Name	St Dominics Residential Care Home, London Road, Kelvedon				

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open land as per BDC site assessment form (although development will result in the loss of the care home garden as per BDC site assessment form).

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change 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 Kelvedon 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	Site is within 800m of existing employment area but as the site is allocated as a care home/sheltered housing it is unlikely residents will be seeking employment.



Site ID

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

*Broadband availability*

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

5f) Comments: All surrounding properties have fibre or wireless broadband available or planned by 2019.

**SA objective 6:****To conserve and enhance the biological and geological diversity of the environment***Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect: No / negligible effect (0)

6b) Comments: This site is not within proximity of any designated sites. The site currently comprises a garden. The BDC site assessment form classifies this as greenfield land, but gardens are classified as brownfield land by the NPPF.

**SA objective 7:****To promote more sustainable transport choices and uptake***Distance to public transport*

7a) Effect: Positive effect (+)

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

**SA objective 8:****Promote accessibility and ensure the necessary transport infrastructure to support new development***Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect: Positive effect (+)

8b) Comments: This is an allocation to Kelvedon, which is a village with services.

*Distance to and regularity of public transport*

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

8d) Comments: The site is within 400m of a bus stop and Kelvedon is served by frequent bus services.

### *Highways access information*

8e) Effect: Negative effect (-)

8f) Comments Vehicular access can be gained to the site but this requires driving through the existing care home car park.

---

### **SA objective 9:**

**To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect: No / negligible effect (0)

9b) Comments This site is within 800m of a primary school, but as this site is allocated as a care home/sheltered housing, this is not expected to be relevant to residents.

---

#### *Distance to a secondary school*

9c) Effect: No / negligible effect (0)

9d) Comments This site is further than 4.8km from a secondary school, but as this site is allocated as a care home/sheltered housing, this is not expected to be relevant to residents.

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### **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect: No / negligible effect (0)

10b) Comments This site is adjacent to a conservation area and archaeological sites 8141, 8144, 8249, 8252. The BDC site assessment form states that the site does not make a significant contribution to these heritage assets and development will not have any significant impacts.

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Site ID

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### *Groundwater Source Protection Zone (SPZ)*

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

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

##### *Capacities in sewage network*

12c) Effect: Uncertain effect (?)

12d) Comments The capacity of the wastewater network to accommodate development at this site was not assessed in the Water Cycle Study (2017).

### SA objective 13:

#### To reduce the risk of flooding

##### *Sites within an area of high flood risk*

13a) Effect: No / negligible effect (0)

13b) Comments This site is not within Flood Zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### *Location within an area likely to have poor air quality*

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

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

Site ID	KELV 332	Area (Ha):	0.16	No. of dwellings	
Site Name	St Dominics Residential Care Home, London Road, Kelvedon				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Positive effect (+)
15b) Comments	This site is located within an area of low sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to the Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The BDC site assessment form states that this site consists of greenfield land. However, the site is a garden which is classified by the NPPF as previously developed land.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	This site is not within a Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	This site is not located within a county park.

Site ID	KELV 332	Area (Ha):	0.16	No. of dwellings	
Site Name	St Dominics Residential Care Home, London Road, Kelvedon				

## SA objective 16:

### To safeguard and enhance the quality of soil

#### *Loss of good quality agricultural land*

16a) Effect:	Negative effect (-)
16b) Comments	The site consists of Grade 3 agricultural land. However, given that the site is a garden, it is unlikely to be used for agricultural purposes.

#### *Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	There are not any areas of contaminated land within this site.

Site ID	KELV 337	Area (Ha):	21.45	No. of dwellings	250
Site Name	Land at London Road, between Crabb's Lane and Church Street, Kelvedon				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Positive effect (+)
1b) Comments:	A new community facility is proposed as part of the development as per BDC site assessment form.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	The allocation of 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.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

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

3e) Effect: Positive effect (+)

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

---

### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

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

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*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments The site is located within 8km of a local centre boundary.

---

### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

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

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*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.

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Site ID	KELV 337	Area (Ha):	21.45	No. of dwellings	250
Site Name	Land at London Road, between Crabb's Lane and Church Street, Kelvedon				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre upgrade planned by 2019.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

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

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Positive effect (+)
8b) Comments	The site is adjacent to Kelvedon which is classified as a village with services.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (+++)
8d) Comments	The site is within 400m of several bus stops and Kelvedon is served by a frequent service.



Site ID	KELV 337	Area (Ha):	21.45	No. of dwellings	250
Site Name	Land at London Road, between Crabb's Lane and Church Street, Kelvedon				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access gained from straight road.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	A small part of the site is within 800m of St Mary's Church of England Primary School.

#### *Distance to a secondary school*

9c) Effect:	Uncertain positive effect (+?)
9d) Comments	A small part of the site is within 4.8km of New Rickstones Academy.

### **SA objective 10:**

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	The site is adjacent to a conservation area and there are several listed buildings within the vicinity of the site. Development could impact on the views and settings of the heritage assets, however mitigation may be feasible through low density development design.

Site ID	KELV 337	Area (Ha):	21.45	No. of dwellings	250
Site Name	Land at London Road, between Crabb's Lane and Church Street, Kelvedon				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

##### *Capacities in sewage network*

12c) Effect:	Uncertain effect (?)
12d) Comments	This site was not assessed as part of the WCS.

### SA objective 13:

#### To reduce the risk of flooding

##### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	Only a small proportion of the site (3.79%) is located within flood zone 3.

### SA objective 14:

#### To improve air quality

##### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	Only a small proportion of the site (10.35%) is located within 200m of the A12.

Site ID	KELV 337	Area (Ha):	21.45	No. of dwellings	250
Site Name	Land at London Road, between Crabb's Lane and Church Street, Kelvedon				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Positive effect (+)
15b) Comments	The majority of the site is located within an area of low sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land as per BDC site assessment form.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on a visually important space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:

Significant negative effect (--)

16b) Comments

A significant proportion of the site (88.11%) is located on grade 1 or grade 2 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID	LPP 23	Area (Ha):	43.80	No. of dwellings	600
Site Name	Strategic Growth Location – North West Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Uncertain effect (?)
1b) Comments:	No BDC site assessment form; uncertainty surrounding impacts.

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

1c) Effect:	Negative effect (-)
1d) Comments:	Site is within 250m of a Waste Plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 600 dwellings will make a significant contribution to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of two hospitals (Braintree Community Hospital and St Michael's Hospital).

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	LPP 23	Area (Ha):	43.80	No. of dwellings	600
Site Name	Strategic Growth Location – North West Braintree				

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

3e) Effect:	Uncertain effect (?)
3f) Comments	No BDC site assessment form; uncertainty over whether new open space will be provided. No loss of existing open space.

#### **SA objective 4:**

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

*Net increase or loss of retail provision on the site.*

4a) Effect:	Uncertain effect (?)
4b) Comments	No BDC site assessment form; insufficient information to assess.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 800m of a local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

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

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of an existing employment area.

Site ID	LPP 23	Area (Ha):	43.80	No. of dwellings	600
Site Name	Strategic Growth Location – North West Braintree				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

### **SA objective 6:**

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

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	Site is on undesignated greenfield land and within 100m of ancient woodland and a Local Wildlife Site.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of a number of bus stops.

### **SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	Site is at the main towns of Braintree & Bocking.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of a number of bus stops which are served by a frequent service.

Site ID	LPP 23	Area (Ha):	43.80	No. of dwellings	600
Site Name	Strategic Growth Location – North West Braintree				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No highways access issues identified. Access can be gained via a single carriageway.

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

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of John Bunyan Junior School which includes an infant school and nursery. Additionally, the site is within 400m of another school, which specialises in autism.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Tabor Science Academy and Notley High School. The site is also within 400m of another school, which specialises in autism.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, and two Conservation Areas within 1km of the site. However, a BDC site visit was not carried out. As a result, the effects on these are unknown.

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	Part of site falls within SPZ2c.



Site ID	LPP 23	Area (Ha):	43.80	No. of dwellings	600
Site Name	Strategic Growth Location – North West Braintree				

#### *Capacities in sewage network*

12c) Effect:	Significant negative effect (--)
12d) Comments	Although this site was not covered by the BDC Water Cycle Study, it is located adjacent to site BOCN 137, which scored red in the wastewater network RAG assessment. It is therefore assumed that there is limited capacity in the network, and that a solution is required to prevent further CSO discharges or sewer flooding.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within flood zones 2 or 3.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

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

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

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site is located within an area of moderate sensitivity to change.

Site ID	LPP 23	Area (Ha):	43.80	No. of dwellings	600
Site Name	Strategic Growth Location – North West Braintree				

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within visually important space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	Negative effect (-)
16b) Comments	A significant proportion of the site ( $\geq 25\%$ ) is on grade 3 agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	Land is not contaminated.

Site ID

LPP 30

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

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

1b) Comments: No BDC site assessment form; uncertainty surrounding impacts.

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

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

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

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect: No / negligible effect (0)

2b) Comments: No contribution to the delivery of affordable housing.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of three GP Surgeries (Fern House Surgery, Krishnamurthy K & Partner/Ahmed B and Collingwood Surgery)

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID	LPP 30	Area (Ha):	0.08	No. of dwellings	
Site Name	Comprehensive Redevelopment Area - Kings Chase				

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

3e) Effect: Uncertain effect (?)

3f) Comments: No BDC site assessment form; uncertainty over whether new open space will be provided.

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### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

4b) Comments: No BDC site assessment form; insufficient information to assess.

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*Distances to local shops and services*

4c) Effect: Significant positive effect (++)

4d) Comments: The site is within a local centre.

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### 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.

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

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of an existing employment site.

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Site ID	LPP 30	Area (Ha):	0.08	No. of dwellings	
Site Name	Comprehensive Redevelopment Area - Kings Chase				

*Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

**SA objective 6:**

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

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	Site is over 100m from a Local Wildlife Site.

**SA objective 7:**

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of a number of bus stops.

**SA objective 8:**

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	Site is at the main town of Witham.

*Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of a number of bus stops which are served by a frequent service.

Site ID	LPP 30	Area (Ha):	0.08	No. of dwellings	
Site Name	Comprehensive Redevelopment Area - Kings Chase				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No highways access issues identified. Access can be gained via a single carriageway.

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

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of Howbridge Church of England Junior School which includes an infant school.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Maltings Academy and New Rickstones Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Positive effect (+)
10b) Comments	<p>The site is within a Conservation Area, and there are several listed buildings within the vicinity of the site. However, a BDC site was not carried out. As a result, the effects of these are unknown.</p> <p>Development of this site will improve existing but degraded buildings.</p>

Site ID	LPP 30	Area (Ha):	0.08	No. of dwellings	
Site Name	Comprehensive Redevelopment Area - Kings Chase				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	The site is not located within a SPZ.

##### Capacities in sewage network

12c) Effect:	Negative effect (-)
12d) Comments	Although this site was not covered by the BDC Water Cycle Study, it is located within close proximity to site WITC 421, which scored amber in the wastewater network RAG assessment. It is therefore assumed that the pumping station or sewer pipe size may restrict growth, or that the site is located within a non-sewered area, where there is a lack of infrastructure.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within flood zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

Site ID

LPP 30

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

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

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

15b) Comments The site is located within an urban area.

##### *Proposed extension to Dedham Vale AONB*

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

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

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Positive effect (+)

15f) Comments The site is previously developed land.

##### *Visually Important Spaces*

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

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

##### *Country parks*

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

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



Site ID

LPP 30

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

### SA objective 16:

#### To safeguard and enhance the quality of soil

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##### *Loss of good quality agricultural land*

16a) Effect:

No / negligible effect (0)

16b) Comments

The site is not located on grade 1, 2 or 3 agricultural land.

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##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

Land is not contaminated.

Site ID	LPP 31	Area (Ha):	10.62	No. of dwellings	285
Site Name	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change in community facilities.

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

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not within 500m of AD or 250m of waste plant.

### SA objective 2:

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

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	This policy provides for 285 dwellings.

### SA objective 3:

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

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of a GP surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	This site does not meet any of the ANG criteria.

Site ID LPP 31 Area (Ha): 10.62 No. of dwellings 285

Site Name Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

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

3e) Effect: Positive effect (+)

3f) Comments Development at this site would not lead to loss of publically accessible open space.

#### SA objective 4:

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

*Net increase or loss of retail provision on the site.*

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

4b) Comments There will be no change in retail provision onsite.

*Distances to local shops and services*

4c) Effect: Positive effect (+)

4d) Comments This site is within 8km of Hatfield Peverel centre.

#### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

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

5b) Comments This site is not located within an MSA

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

5c) Effect: Negative effect (-)

5d) Comments This site was previously an employment site (Arla Dairy) but is now disused. The nearest operational employment site is further than 800m from the site.

Site ID LPP 31 Area (Ha): 10.62 No. of dwellings 285

Site Name Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

*Broadband availability*

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

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

**SA objective 6:**

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

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect: Negative effect (-)

6b) Comments It is estimated that over 25% of this site consists of greenfield land.

**SA objective 7:**

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect: Positive effect (+)

7b) Comments The site is within 400m of a bus stop and within 800m of Hatfield Peverel railway station.

**SA objective 8:**

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

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

8a) Effect: Positive effect (+)

8b) Comments This is an allocation to Hatfield Peverel, which is a village with services.

*Distance to and regularity of public transport*

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

8d) Comments The bus stop within 400m of the site is served by frequent services, there is a railway station within 800m.

Site ID	LPP 31	Area (Ha):	10.62	No. of dwellings	285
Site Name	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No highway access issues identified.

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

#### *Distance to a primary school*

9a) Effect:	Negative effect (-)
9b) Comments	The site is further than 800m from the nearest primary school.

#### *Distance to a secondary school*

9c) Effect:	Positive effect (+)
9d) Comments	The site is within 4.8km of Maltings Academy.

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

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	The BDC site assessment forms state that the site is not within the vicinity of a heritage asset, although there is an archaeological site adjacent to HATF 313 (ref. 6110).

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

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	This site does not fall within any SPZs.

Site ID	LPP 31	Area (Ha):	10.62	No. of dwellings	285
Site Name	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Witham WRC has headroom for growth but the sewerage network capacity is limited.

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

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	This site lies entirely in Flood Zone 1.

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

#### *Location within an area likely to have poor air quality*

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	A large proportion of this site is within 200m of the A12.

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

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

15a) Effect:	Negative effect (-)
15b) Comments	More than 25% of this site is in an area of moderate sensitivity to change. The remainder is in an area of low sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not within the proposed extension to Dedham Vale AONB.

Site ID	LPP 31	Area (Ha):	10.62	No. of dwellings	285
Site Name	Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel				

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments More than 25% of the site is estimated to be greenfield land.

*Visually Important Spaces*

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

15h) Comments The site is not within Visually Important Space.

*Country parks*

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect: Significant negative effect (--)

16b) Comments The site consists entirely of grade 1 or grade 2 agricultural land.

*Remediation of contaminated land*

16c) Effect: No / negligible effect (0)

16d) Comments Land at this site is not contaminated.

Site ID	RIDG 359	Area (Ha):	0.79	No. of dwellings	10
Site Name	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to community facilities as per BDC site assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not within 500m of AD or 250m of a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Positive effect (+)
2b) Comments	Allocation of 10 dwellings will make a minor contribution to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	Site is further than 800m from a GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	No / negligible effect (0)
3d) Comments	Site does not meet any of the ANG criteria.



Site ID	RIDG 359	Area (Ha):	0.79	No. of dwellings	10
Site Name	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as pre BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	Site is more than 8km from a local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	Site is not located in an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Negative effect (-)
5d) Comments	Site is further than 800m from an existing employment area.

Site ID	RIDG 359	Area (Ha):	0.79	No. of dwellings	10
Site Name	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	Site is within 400m of four bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Positive effect (+)
8b) Comments	Site is adjacent to Ridgewell, a village with services.

#### *Distance to and regularity of public transport*

8c) Effect:	Positive effect (+)
8d) Comments	Site is within 400m of four bus stops which are served by a poor service.

Site ID	RIDG 359	Area (Ha):	0.79	No. of dwellings	10
Site Name	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	Access can be gained subject to highways view.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	Part of the site is within 400m of Ridgewell Church of England Primary School.

#### *Distance to a secondary school*

9c) Effect:	Negative effect (-)
9d) Comments	The site is more than 4.8km from the nearest secondary school.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	The grade II listed Bowles Farmhouse is to the north west of the site, however the BDC site assessment form states the site has no contribution to the significance of the heritage asset. There is also a conservation area within the vicinity of the site, however the effects on this have not been assessed by the BDC site visits.

Site ID	RIDG 359	Area (Ha):	0.79	No. of dwellings	10
Site Name	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Uncertain effect (?)
12b) Comments	The site falls entirely within SPZ 3.

##### Capacities in sewage network

12c) Effect:	No / negligible effect (0)
12d) Comments	Site will be served by Ridgewell WRC, which has headroom for growth as does the foul sewerage network.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	Site is not located within Flood Zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	Site is not within 200m of the A12 or A120.

Site ID	RIDG 359	Area (Ha):	0.79	No. of dwellings	10
Site Name	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscapes

#### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site is located within an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	Site is not within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	Site is located on greenfield land as per BDC site assessment.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	Site is not located within a Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	Site is not located within a country park.

Site ID

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:

Significant negative effect (--)

16b) Comments

The site is located entirely on Grade 1 or Grade 2 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

Site is not located on contaminated land.

Site ID	SIBH 617 & SIBH 377	Area (Ha):	2.26	No. of dwellings	0
Site Name	Former Tanners Dairy Prayers Hill				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change in community facilities according to BDC site assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not within 500m of an AD plant or within 250m waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	BDC have confirmed that 75 dwellings will be delivered on this site.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	This site is not within 800m of a GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	This site does not fulfill any of the ANG criteria.

Site ID	SIBH 617 & SIBH 377	Area (Ha):	2.26	No. of dwellings	0
Site Name	Former Tanners Dairy Prayors Hill				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	The BDC site assessment form and mapping suggest no change in publicly accessible open space.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail provision according to BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	This is an allocation to Sible Headingham, which is not a main town. The site is within 8km of the local centre at Sible Headingham.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site does not lie within an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Positive effect (+)
5d) Comments	Site is within 800m of an existing employment area.



Site ID	SIBH 617 & SIBH 377	Area (Ha):	2.26	No. of dwellings	0
Site Name	Former Tanners Dairy Prayors Hill				

#### *Broadband availability*

5e) Effect: Significant positive effect (++)

5f) Comments: The surrounding properties have fibre or wireless broadband planned by 2019.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect: No / negligible effect (0)

6b) Comments: The site consists primarily (>75%) of previously developed land and is not within proximity to any designated biodiversity assets.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect: Negative effect (-)

7b) Comments: Site is not within 400m of a bus stop or within 800m of a train station.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect: Positive effect (+)

8b) Comments: This is an allocation to Sible Headingham, which is a village with services.

#### *Distance to and regularity of public transport*

8c) Effect: Negative effect (-)

8d) Comments: Site is further than 400m from a bus stop and further than 800m from a train station.

Site ID	SIBH 617 & SIBH 377	Area (Ha):	2.26	No. of dwellings	0
Site Name	Former Tanners Dairy Prayors Hill				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	BDC site assessment form states that vehicular access can be gained to the site.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	Site is within 800m of St Peter's Church of England Primary School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	Site is within 2.4km of Hedingham school.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	BDC site assessment form states that the site does not contain and is not within proximity of a heritage asset. However, there are listed buildings and a conservation area within 100m of the site. The effects of development on these features have not been assessed by BDC site visits. Roman remains have been found nearby but not on the site itself.

Site ID	SIBH 617 & SIBH 377	Area (Ha):	2.26	No. of dwellings	0
Site Name	Former Tanners Dairy Prayors Hill				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Negative effect (-)
12b) Comments	Site lies entirely within SPZ1.

##### Capacities in sewage network

12c) Effect:	Negative effect (-)
12d) Comments	Sible Headingham WRC has capacity for growth but growth may be restricted by pumping station or sewer pipe size or a lack of infrastructure, according to the WCS.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	Site is not within Flood Zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	Site is not within 200m of A12 or A120.

Site ID	SIBH 617 & SIBH 377	Area (Ha):	2.26	No. of dwellings	0
Site Name	Former Tanners Dairy Prayors Hill				

## SA objective 15:

### To maintain and enhance the quality of landscapes and townscapes

#### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Significant negative effect (--)
15b) Comments	The majority of this site is located in an area of high sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	Site is not within the proposed extension to Dedham Vale AONB.

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	Site consists entirely of greenfield land.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	Site is not located within a Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	Site is not located within a country park.

Site ID

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

0

Site Name

Former Tanners Dairy Prayors Hill

### 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

Site consists entirely of Grade 3 agricultural land.

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##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

Contamination is not present on site.

Site ID	SILV 388	Area (Ha):	3.55	No. of dwellings	80
Site Name	Crittall Works, Silver End				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	The site is not within 500m of an AD plant or within 250m of a waste facility.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 80 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Martin R H & Partners.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	SILV 388	Area (Ha):	3.55	No. of dwellings	80
Site Name	Crittall Works, Silver End				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 8km of a primary shopping area or local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Negative effect (-)
5d) Comments	The site is more than 800m from an existing employment site.

Site ID	SILV 388	Area (Ha):	3.55	No. of dwellings	80
Site Name	Crittall Works, Silver End				

*Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

**SA objective 6:**

**To conserve and enhance the biological and geological diversity of the environment**

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not in a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not on greenfield land as per BDC site assessment form.

**SA objective 7:**

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

**SA objective 8:**

**Promote accessibility and ensure the necessary transport infrastructure to support new development**

*Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Positive effect (+)
8b) Comments	The site is an allocation to Silver End, a village with services.

*Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops, which are served by a frequent service.



Site ID	SILV 388	Area (Ha):	3.55	No. of dwellings	80
Site Name	Crittall Works, Silver End				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via a residential street.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Silver End Primary School.

#### *Distance to a secondary school*

9c) Effect:	Negative effect (-)
9d) Comments	The site is more than 4.8km from a secondary school.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Positive effect (+)
10b) Comments	The site is located within a conservation area. Development would improve the appearance within the conservation area as per BDC site assessment form.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within an SPZ.

Site ID	SILV 388	Area (Ha):	3.55	No. of dwellings	80
Site Name	Crittall Works, Silver End				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Development would be served by Witham WRC, which has headroom for growth, but growth may be limited by pumping station or sewer pipe size.

### **SA objective 13:**

#### **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	This site is not within Flood Zones 2 or 3.

### **SA objective 14:**

#### **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	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 Dedham Vale AONB.

Site ID	SILV 388	Area (Ha):	3.55	No. of dwellings	80
Site Name	Crittall Works, Silver End				

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The site is located on previously developed land as per BDC site assessment form.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in a Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

### **SA objective 16:**

#### **To safeguard and enhance the quality of soil**

#### *Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	The site is classed entirely as Grade 1 or Grade 2 agricultural land. However as the site consists of previously developed land, it is uncertain whether it could ever be reverted back to agricultural use.

#### *Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not on contaminated land.

Site ID	STEB 395	Area (Ha):	1.22	No. of dwellings	20
Site Name	Land South of Freezes Barns, North Street, Steeple Bumpstead				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No changes to existing community facilities as per BDC site assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	The site is not within 500m of an AD plant or within 250m of a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 25 dwellings will significantly contribute to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Steeple Bumpstead Surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria met.

Site ID	STEB 395	Area (Ha):	1.22	No. of dwellings	20
Site Name	Land South of Freezes Barns, North Street, Steeple Bumpstead				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	The site is more than 8km from a local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located in an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Negative effect (-)
5d) Comments	The site is more than 8km from an existing employment area.

Site ID	STEB 395	Area (Ha):	1.22	No. of dwellings	20
Site Name	Land South of Freezes Barns, North Street, Steeple Bumpstead				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact zone. The site is on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Positive effect (+)
8b) Comments	The site is adjacent to Steeple Bumpstead, a village with services.

#### *Distance to and regularity of public transport*

8c) Effect:	Positive effect (+)
8d) Comments	The site is within 400m of several bus stops which are served by a poor service.

Site ID	STEB 395	Area (Ha):	1.22	No. of dwellings	20
Site Name	Land South of Freezes Barns, North Street, Steeple Bumpstead				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	Access is possible subject to highways views.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Stanley Drapkin Primary School.

#### *Distance to a secondary school*

9c) Effect:	Negative effect (-)
9d) Comments	The site is more than 4.8km from the nearest secondary school.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	Part of the site is located within a conservation area. Harm to significance of heritage asset will be limited subject to design and screening as per BDC site assessment form.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Uncertain effect (?)
12b) Comments	The site falls entirely within SPZ3.

Site ID	STEB 395	Area (Ha):	1.22	No. of dwellings	20
Site Name	Land South of Freezes Barns, North Street, Steeple Bumpstead				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Development is likely to be possible without upgrades to the wastewater network.

#### **SA objective 13:** **To reduce the risk of flooding**

##### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site does not lie within Flood Zones 2 or 3.

#### **SA objective 14:** **To improve air quality**

##### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

#### **SA objective 15:** **To maintain and enhance the quality of landscapes and townscapes**

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site is located in an area of moderate sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale.



Site ID	STEB 395	Area (Ha):	1.22	No. of dwellings	20
Site Name	Land South of Freezes Barns, North Street, Steeple Bumpstead				

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in a Visually Important Space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	The site consists entirely of Grade 1 or Grade 2 agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	WETH 414	Area (Ha):	0.24	No. of dwellings	12
Site Name	Land at Silver Street				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	The site is not within 500m of an AD plant or within 250m of a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Positive effect (+)
2b) Comments	The allocation of nine dwellings will make a minor contribution to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Freshwell Health Centre.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	WETH 414	Area (Ha):	0.24	No. of dwellings	12
Site Name	Land at Silver Street				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	The site is more than 8km from a local centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not within an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Negative effect (-)
5d) Comments	The site is more than 800m from an existing employment area.

Site ID	WETH 414	Area (Ha):	0.24	No. of dwellings	12
Site Name	Land at Silver Street				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre broadband planned.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment from.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of six bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Positive effect (+)
8b) Comments	The site is adjacent to Wethersfield, a village with services.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of six bus stops, which are served by a frequent service.

Site ID	WETH 414	Area (Ha):	0.24	No. of dwellings	12
Site Name	Land at Silver Street				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	Access can be gained but road to site is narrow.

### **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 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 effects on these have not been assessed by the BDC site visit.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	The site falls entirely within SPZ2.

Site ID	WETH 414	Area (Ha):	0.24	No. of dwellings	12
Site Name	Land at Silver Street				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Anglian Water have advised that this site would be served by Weheterfield WRC, which has headroom for growth. The sewerage system has available capacity for predicted flows.

### **SA objective 13:** **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within Flood Zones 2 or 3.

### **SA objective 14:** **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

### **SA objective 15:** **To maintain and enhance the quality of landscapes and townscapes**

#### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Significant negative effect (--)
15b) Comments	The site is located entirely within an area of high sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID	WETH 414	Area (Ha):	0.24	No. of dwellings	12
Site Name	Land at Silver Street				

#### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is on greenfield land as per BDC site assessment form.

#### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in a Visually Important Space.

#### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

### **SA objective 16:**

#### **To safeguard and enhance the quality of soil**

#### *Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	A significant proportion of the site is located on Grade 1 or 2 agricultural land.

#### *Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	WETH 624	Area (Ha):	1.45	No. of dwellings	23
Site Name	Land corner of Braintree Road & West Drive, Wethersfield				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	Uncertain effect (?)
1b) Comments:	BDC site assessment form does not provide this information; uncertainty surrounding impacts.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Uncertain effect (?)
2b) Comments	BDC site assessment form does not provide this information; uncertainty surrounding delivery.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	Site is within 800m of a NHS GP surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 ANG criteria are met.



Site ID	WETH 624	Area (Ha):	1.45	No. of dwellings	23
Site Name	Land corner of Braintree Road & West Drive, Wethersfield				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Uncertain effect (?)
3f) Comments	BDC site assessment form does not provide this information; uncertain impacts.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	BDC site assessment only mentions residential development, therefore no change.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	Site is at the village of Wethersfield, more than 8km from a Local Centre boundary.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Negative effect (-)
5d) Comments	Site is more than 800m from an existing employment area.

Site ID	WETH 624	Area (Ha):	1.45	No. of dwellings	23
Site Name	Land corner of Braintree Road & West Drive, Wethersfield				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband planned by 2019 in over 50% of surrounding properties.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	Significant proportion of allocated land ( $\geq 25\%$ ) on undesignated greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	Site is within 400m of six bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Positive effect (+)
8b) Comments	Site is at a village with services (Wethersfield).

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of six bus stops and Wethersfield is served by a frequent service.

Site ID	WETH 624	Area (Ha):	1.45	No. of dwellings	23
Site Name	Land corner of Braintree Road & West Drive, Wethersfield				

### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No highways access issues identified. Access can be gained via a single carriageway.

## **SA objective 9:**

### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	Site is within 400m of a primary school (Wethersfield Church of England Primary School).

#### *Distance to a secondary school*

9c) Effect:	Negative effect (-)
9d) Comments	Site is more than 4.8km from a secondary school.

## **SA objective 10:**

### **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	The site is within Wethersfield conservation area and adjacent to the Grade II* listed Simms Farmhouse. The BDC site assessment identifies possible mitigation with regards to Simms Farmhouse, by including buffer zones to the southern part of the site.

Site ID	WETH 624	Area (Ha):	1.45	No. of dwellings	23
Site Name	Land corner of Braintree Road & West Drive, Wethersfield				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	Uncertain effect (?)
12b) Comments	The site is within SPZ3.

##### Capacities in sewage network

12c) Effect:	Uncertain effect (?)
12d) Comments	Capacity of wastewater network to accommodate development at this site not assessed by WCS, hence effects uncertain.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within flood zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

Site ID

WETH 624

Area (Ha):

1.45

No. of dwellings

23

Site Name

Land corner of Braintree Road & West Drive, Wethersfield

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect: Significant negative effect (--)

15b) Comments The entire site is in an area of high sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments Greenfield land.

##### *Visually Important Spaces*

15g) Effect: No / negligible effect (0)

15h) Comments Site is not located on Visually Important Space.

##### *Country parks*

15i) Effect: No / negligible effect (0)

15j) Comments Site is not located on a country park.

Site ID

WETH 624

Area (Ha):

1.45

No. of dwellings

23

Site Name

Land corner of Braintree Road & West Drive, Wethersfield

### SA objective 16:

#### To safeguard and enhance the quality of soil

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##### *Loss of good quality agricultural land*

16a) Effect:

Significant negative effect (--)

16b) Comments

Entire site is on grade 1 or 2 agricultural land.

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##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

Land is not identified as contaminated.

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change in community facilities.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	Negative effect (-)
1d) Comments:	Site is within close proximity to a Recycling Centre. Therefore, site is likely to be exposed to noise, odour, dust and pests.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	This policy allocates 40 homes to this site.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	This site is within 800m of three GP surgeries, the nearest being on Bridge Street.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:

Positive effect (+)

3f) Comments

The site does not include any existing publically accessible open space.



Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: NOT ASSESSED

1b) Comments:

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect: Negative effect (-)

1d) Comments: Site is within close proximity to a Recycling Centre. Therefore, site is likely to be exposed to noise, odour, dust and pests.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect: NOT ASSESSED

2b) Comments:

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect: NOT ASSESSED

3b) Comments:

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	NOT ASSESSED
3f) Comments	

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	This site is within Witham, a main town, and within 80m of a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	This site is not located within an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Positive effect (+)
5d) Comments	This site is within 800m of Freebournes/Perry Road Industrial Estate.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

*Broadband availability*

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre broadband is available at the site.

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

#### SA objective 4:

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect: NOT ASSESSED

4b) Comments

*Distances to local shops and services*

4c) Effect: NOT ASSESSED

4d) Comments

#### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect: NOT ASSESSED

5b) Comments

*Distances to main employment areas (B1, B2, B8)*

5c) Effect: NOT ASSESSED

5d) Comments

*Broadband availability*

5e) Effect: NOT ASSESSED

5f) Comments

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

### SA objective 6:

**To conserve and enhance the biological and geological diversity of the environment**

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Significant negative effect with uncertainty (--?)
6b) Comments	A small proportion of the site (1.15%) is located within a designated site (Riverview Meadows LoWS).

### SA objective 7:

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	This site is within 400m of a number of bus stops but further than 800m from a railway station.

### SA objective 6:

**To conserve and enhance the biological and geological diversity of the environment**

*Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Significant negative effect with uncertainty (--?)
6b) Comments	A small proportion of the site (1.15%) is located within a designated site (Riverview Meadows LoWS).

### SA objective 7:

**To promote more sustainable transport choices and uptake**

*Distance to public transport*

7a) Effect:	NOT ASSESSED
7b) Comments	

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

### SA objective 8:

#### Promote accessibility and ensure the necessary transport infrastructure to support new development

*Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	This site is located in Witham, which is a main town.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	This site is within 400m of several bus stops that are served by frequent services.

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	The BDC site assessment form states that it is uncertain whether vehicular access can be gained to the site and that this may require additional land.

### SA objective 9:

#### To improve the education and skills of the population

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of the Howbridge Infant School and the Howbridge Junior School and the Holy Family Catholic Primary School Witham.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Maltings Academy and partially within 2.4km of New Rickstones Academy.

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

### SA objective 8:

**Promote accessibility and ensure the necessary transport infrastructure to support new development**

*Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:

NOT ASSESSED

8b) Comments

*Distance to and regularity of public transport*

8c) Effect:

NOT ASSESSED

8d) Comments

*Highways access information*

8e) Effect:

NOT ASSESSED

8f) Comments

### SA objective 9:

**To improve the education and skills of the population**

*Distance to a primary school*

9a) Effect:

NOT ASSESSED

9b) Comments

*Distance to a secondary school*

9c) Effect:

NOT ASSESSED

9d) Comments

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

### SA objective 10:

**To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	The site is adjoining a conservation area and there are several listed buildings within the vicinity of the site. Development may potentially detract from the setting of the conservation area. A low density, sympathetic design which reflects local building types along with retaining and improving screening may help mitigate impacts.

### SA objective 12:

**To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	This site is not within an SPZ.

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	The WRC indicates that this site is served by Witham WRC, which has capacity to accommodate development, but there is limited capacity in the foul sewerage network.

### SA objective 13:

**To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	0.73% of the site is within flood zone 3.



Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

### SA objective 14:

#### To improve air quality

---

*Location within an area likely to have poor air quality*

14a) Effect:

No / negligible effect (0)

14b) Comments

This site is not within 200m of the A12 or A120.

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

### SA objective 10:

**To conserve and enhance the historic environment, heritage assets and their settings**

*Impacts on historic environment and heritage assets*

10a) Effect:	Negative effect (-)
10b) Comments	The site is adjoining a conservation area and there are several listed buildings within the vicinity of the site. Development may potentially detract from the setting of the conservation area. A low density, sympathetic design which reflects local building

### SA objective 12:

**To improve water quality and address water scarcity and sewerage capacity**

*Groundwater Source Protection Zone (SPZ)*

12a) Effect:	NOT ASSESSED
12b) Comments	

*Capacities in sewage network*

12c) Effect:	NOT ASSESSED
12d) Comments	

### SA objective 13:

**To reduce the risk of flooding**

*Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	0.73% of the site is within flood zone 3.

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

**SA objective 14:**  
**To improve air quality**

*Location within an area likely to have poor air quality*

14a) Effect:	NOT ASSESSED
14b) Comments	

**SA objective 15:**  
**To maintain and enhance the quality of landscapes and townscapes**

*High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Significant negative effect (--)
15b) Comments	This site is assessed as having high sensitivity to change.

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not within the proposed extension to Dedham Vale AONB.

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	This site consists of greenfield land.

*Visually Important Spaces*

15g) Effect:	Negative effect (-)
15h) Comments	The site coincides with a Visually Important Space.

Site ID	WITC 421	Area (Ha):	3.06	No. of dwellings	40
Site Name	Gimsons				

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

**SA objective 15:**

**To maintain and enhance the quality of landscapes and townscapes**

*High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	NOT ASSESSED
15b) Comments	

*Proposed extension to Dedham Vale AONB*

15c) Effect:	NOT ASSESSED
15d) Comments	

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	NOT ASSESSED
15f) Comments	

*Visually Important Spaces*

15g) Effect:	NOT ASSESSED
15h) Comments	

*Country parks*

15i) Effect:	NOT ASSESSED
15j) Comments	

Site ID

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect: No / negligible effect (0)

16b) Comments This site is not classed as agricultural land.

##### *Remediation of contaminated land*

16c) Effect: Uncertain effect (?)

16d) Comments 0.75% of the site is contaminated but it is not known whether remediation will be required.

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect: NOT ASSESSED

16b) Comments

##### *Remediation of contaminated land*

16c) Effect: NOT ASSESSED

16d) Comments

Site ID	WITN 425 & WITN 613	Area (Ha):	0.45	No. of dwellings	40
Site Name	No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC iste assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is further than 500m from an AD plant and 250m from a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	The site will provide more than 40 dwellings, which will significnatly contribute to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 80m of Collingwood Surgery and Krishnamurthy K & Partner.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria met.

Site ID	WITN 425 & WITN 613	Area (Ha):	0.45	No. of dwellings	40
Site Name	No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	Negative effect (-)
4b) Comments	Loss of retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Positive effect (+)
4d) Comments	The site is an allocation to the main town of Witham, and is within 800m of a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located in an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Negative effect (-)
5d) Comments	The site is within 800m of Freebournes/Perry Road Industrial Estate but development will lead to loss of employment (B1, B2 and B8) in the southwestern part of the site.

Site ID	WITN 425 & WITN 613	Area (Ha):	0.45	No. of dwellings	40
Site Name	No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not located within a designated site, nor is it located within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is not on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 800m of a railway station and 400m of several bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

*Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a mian town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.



Site ID	WITN 425 & WITN 613	Area (Ha):	0.45	No. of dwellings	40
Site Name	No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	Access needs to be negotiated with landowner.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Chipping Hill School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of New Rickstones Academy and Maltings Academy.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	The site is part within a conservation area and there are several listed building within the vicinity of the site. The site has a limited contribution to the heritage asset as per BDC site assessment form. Development will change the appearance/setting of the conservation area but enhancement can be achieved by ensuring sympathetic design, layout and materials in any new development. The site is also in an archaeological zone, but potential impacts on archaeology remain unknown, leading to uncertain effects.

Site ID	WITN 425 & WITN 613	Area (Ha):	0.45	No. of dwellings	40
Site Name	No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within an SPZ.

##### Capacities in sewage network

12c) Effect:	Negative effect (-)
12d) Comments	Development would be served by Witham WRC, which has capacity for growth, however growth may be limited by pumping station or sewer pipe size.

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within Flood Zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

Site ID

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect: No / negligible effect (0)

15b) Comments The site is located in an urban area.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land as per BDC site assessment form.

##### *Visually Important Spaces*

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

##### *Country parks*

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID	WITN 425 & WITN 613	Area (Ha):	0.45	No. of dwellings	40
Site Name	No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate				

## SA objective 16:

### To safeguard and enhance the quality of soil

#### *Loss of good quality agricultural land*

16a) Effect:	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 communiyt woodland although not implemented.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

- 1c) Effect: No / negligible effect (0)
- 1d) Comments: The site is not within 500m of an AD plant or within 250m of a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

- 2a) Effect: No / negligible effect (0)
- 2b) Comments: An allocation of 10 dwellings in Witham will have no contribution to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

- 3a) Effect: Negative effect (-)
- 3b) Comments: The site is more than 800m from the nearest NHS GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

- 3c) Effect: Negative effect (-)
- 3d) Comments: 0 criteria are met.

Site ID	WITN 427	Area (Ha):	0.32	No. of dwellings	10
Site Name	Land North of Conrad Road (redundant allotments), Witham				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	The site is a main town allocation that is more than 800m from a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not in a mineral safeguarding area.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Negative effect (-)
5d) Comments	The site is more than 500m from an existing employment site.

Site ID	WITN 427	Area (Ha):	0.32	No. of dwellings	10
Site Name	Land North of Conrad Road (redundant allotments), Witham				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a main town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops, which are served by a frequent service.

Site ID	WITN 427	Area (Ha):	0.32	No. of dwellings	10
Site Name	Land North of Conrad Road (redundant allotments), Witham				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via a residential road.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Elm Hall Primary School and Templars Infant and Nursery School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of New Rickstones Academy.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings and a registered park and garden (Faulkbourne Hall) within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within an SPZ.



Site ID	WITN 427	Area (Ha):	0.32	No. of dwellings	10
Site Name	Land North of Conrad Road (redundant allotments), Witham				

#### *Capacities in sewage network*

12c) Effect:	No / negligible effect (0)
12d) Comments	Development is likely to be possible without upgrades to the wastewater network.

#### **SA objective 13:** **To reduce the risk of flooding**

##### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site does not fall within Flood Zones 2 or 3.

#### **SA objective 14:** **To improve air quality**

##### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

#### **SA objective 15:** **To maintain and enhance the quality of landscapes and townscapes**

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (89.47%) is located in an area of moderate sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID	WITN 427	Area (Ha):	0.32	No. of dwellings	10
Site Name	Land North of Conrad Road (redundant allotments), Witham				

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*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.

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*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in 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.

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**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	The site is located entirely on either Grade 1 or Grade 2 agricultural land.

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*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not on contaminated land.

Site ID	WITN 429	Area (Ha):	0.55	No. of dwellings	13
Site Name	Rickstones Neighbourhood Centre, Laburnum Way, Witham				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	BDC site assessment form suggests community facilities will be retained.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	The site is not within 500m of an AD plant or within 250m of a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	No / negligible effect (0)
2b) Comments	An allocation of 13 dwellings in Witham will make no contribution to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Negative effect (-)
3b) Comments	The site is more than 800m from the nearest NHS GP surgery or hospital.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID	WITN 429	Area (Ha):	0.55	No. of dwellings	13
Site Name	Rickstones Neighbourhood Centre, Laburnum Way, Witham				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	Negative effect (-)
4d) Comments	The site is a main town allocation that is more than 800m from a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Eastways / Crittal Road / Waterside Park Industrial Areas.

Site ID	WITN 429	Area (Ha):	0.55	No. of dwellings	13
Site Name	Rickstones Neighbourhood Centre, Laburnum Way, Witham				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not located on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is a main town allocation.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops, which are served by a frequent service.

Site ID	WITN 429	Area (Ha):	0.55	No. of dwellings	13
Site Name	Rickstones Neighbourhood Centre, Laburnum Way, Witham				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained via a residential road.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Significant positive effect (++)
9b) Comments	The site is within 400m of Templars Infant and Nursery School and Templars Junior School.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of New Rickstones Academy.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is a conservation area and several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

Site ID	WITN 429	Area (Ha):	0.55	No. of dwellings	13
Site Name	Rickstones Neighbourhood Centre, Laburnum Way, Witham				

#### *Capacities in sewage network*

12c) Effect:	Uncertain effect (?)
12d) Comments	The capacity of the wastewater network to accommodate development at this site was not assessed by the WCS.

### **SA objective 13:** **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site does not fall within Flood Zones 2 or 3.

### **SA objective 14:** **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

### **SA objective 15:** **To maintain and enhance the quality of landscapes and townscapes**

#### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	No / negligible effect (0)
15b) Comments	The site is located within an urban area.

#### *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 429	Area (Ha):	0.55	No. of dwellings	13
Site Name	Rickstones Neighbourhood Centre, Laburnum Way, Witham				

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*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The site is located on previously developed land.

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*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located within 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.

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**SA objective 16:**

**To safeguard and enhance the quality of soil**

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*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site is not located on agricultural land.

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*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 iste assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is further than 500m from an AD plant and 250m from a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of 40 dwellings will significatnly contribute to the delivery of affordable housing.

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Parry-Jones N & Melamed GP surgery.

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	Negative effect (-)
3d) Comments	0 criteria are met.

Site ID

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect: Negative effect (-)

4d) Comments The site is a main town allocation but is more than 800m from a primary shopping area.

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within an MSA.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment area.

Site ID	WITW 431	Area (Ha):	1.72	No. of dwellings	40
Site Name	Land off Blunts Hall Lane, Witham				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of five bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is adjacent to the main town of Witham.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 800m of five bus stops, which are served by a frequent service.

Site ID	WITW 431	Area (Ha):	1.72	No. of dwellings	40
Site Name	Land off Blunts Hall Lane, Witham				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Access can be gained from Blunts Hall Road.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of Powers Hall Infant School and Nursery.

#### *Distance to a secondary school*

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Maltings Academy.

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	No / negligible effect (0)
10b) Comments	There are several listed buildings and a scheduled monument (Blunts Hall ringwork) within the vicinity of the site. However the site is well screened and not visible from the monument as per BDC site assessment form.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within an SPZ.

Site ID	WITW 431	Area (Ha):	1.72	No. of dwellings	40
Site Name	Land off Blunts Hall Lane, Witham				

#### *Capacities in sewage network*

12c) Effect:	Negative effect (-)
12d) Comments	Development would be served by the Witham WRC, which has headroom for growth, however growth may be limited by pumping station or sewer pipe size, or lack of infrastructure.

### **SA objective 13:** **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located withi Flood Zones 2 or 3.

### **SA objective 14:** **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not located within 200m of the A12 or A120.

### **SA objective 15:** **To maintain and enhance the quality of landscapes and townscapes**

#### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site is located in an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID	WITW 431	Area (Ha):	1.72	No. of dwellings	40
Site Name	Land off Blunts Hall Lane, Witham				

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*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land.

---

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in a Visually Important Space.

---

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

---

**SA objective 16:**

**To safeguard and enhance the quality of soil**

---

*Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	The site is located entirely on Grade 1 or Grade 2 agricultural land.

---

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	BRE31RW	Area (Ha):	1.72	No. of dwellings	0
Site Name	Car Park and Land north of Freeport Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	Provision of enhancement of community facilities not relevant to retail warehousing.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is further than 500m from an AD plant and 250m from a waste site.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	

Site ID

BRE31RW

Area (Ha):

1.72

No. of dwellings

0

Site Name

Car Park and Land north of Freeport Braintree

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect: Uncertain effect (?)

3f) Comments: There is no BDC site assessment form for this site.

---

### SA objective 4:

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect: No / negligible effect (0)

4b) Comments: This site is allocated for retail warehousing only, rather than retail provision.

---

*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 within an MSA.

---

*Distances to main employment areas (B1, B2, B8)*

5c) Effect: NOT ASSESSED

5d) Comments: N/A

---



Site ID	BRE31RW	Area (Ha):	1.72	No. of dwellings	0
Site Name	Car Park and Land north of Freeport Braintree				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband is available or planned at all surrounding properties.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not coincident with any biodiversity designations, nor within 100m of these, nor is it a relevant SSSI impact risk zone. The site consists of greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of a bus stop and within 800m of a railway station.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	Site is an allocation to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	Site is within 400m of a bus stop and 800m of a railway station served by frequent services.

Site ID	BRE31RW	Area (Ha):	1.72	No. of dwellings	0
Site Name	Car Park and Land north of Freeport Braintree				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	There is no BDC site assessment form for this site.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	

#### *Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are a limited number of listed buildings within 1km of this site. Whilst it is thought unlikely that development would affect the setting of these features, this has not been assessed via a BDC site assessment form.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site is not located within an SPZ.

Site ID	BRE31RW	Area (Ha):	1.72	No. of dwellings	0
Site Name	Car Park and Land north of Freeport Braintree				

#### *Capacities in sewage network*

12c) Effect:	NOT ASSESSED
12d) Comments	

#### **SA objective 13:** **To reduce the risk of flooding**

##### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	Site is not located within Flood Zones 2 or 3.

#### **SA objective 14:** **To improve air quality**

##### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	Site is not within 200m of the A12 or A120.

#### **SA objective 15:** **To maintain and enhance the quality of landscapes and townscapes**

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	No / negligible effect (0)
15b) Comments	The site lies within an urban area.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID	BRE31RW	Area (Ha):	1.72	No. of dwellings	0
Site Name	Car Park and Land north of Freeport Braintree				

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on greenfield land.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in a Visually Important Space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	No / negligible effect (0)
16b) Comments	The site does not consist of agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	COLE 188	Area (Ha):	11.39	No. of dwellings	0
Site Name	Land east of Bluebridge Ind Est				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	There are no changes to existing community facilities as per BDC site assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	Negative effect (-)
1d) Comments:	Site is located within close proximity to an AD and waste sites. Therefore, site is likely to be exposed to noise, odour, dust and pests.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	N/A

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	N/A

Site ID	COLE 188	Area (Ha):	11.39	No. of dwellings	0
Site Name	Land east of Bluebridge Ind Est				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of public open space as per BDC site assessment form.

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	NOT ASSESSED
4d) Comments	

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located in a mineral safeguarding area.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

Site ID	COLE 188	Area (Ha):	11.39	No. of dwellings	0
Site Name	Land east of Bluebridge Ind Est				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre upgrade planned by 2019.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a relevant SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The site is located within 400m of a bus stop.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is adjacent to the main town of Halstead.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of a bus stop, and Halstead is served by a frequent service.

Site ID	COLE 188	Area (Ha):	11.39	No. of dwellings	0
Site Name	Land east of Bluebridge Ind Est				

---

*Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No issues identified. Access can be gained through the industrial estate.

---

**SA objective 9:**  
**To improve the education and skills of the population**

---

*Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	

---

*Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	

---

**SA objective 10:**  
**To conserve and enhance the historic environment, heritage assets and their settings**

---

*Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

---



Site ID	COLE 188	Area (Ha):	11.39	No. of dwellings	0
Site Name	Land east of Bluebridge Ind Est				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Uncertain effect (?)
12b) Comments	The southern part of the site falls within SPZ 3.

##### *Capacities in sewage network*

12c) Effect:	NOT ASSESSED
12d) Comments	N/A

### SA objective 13:

#### To reduce the risk of flooding

##### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within Flood Zones 2 or 3.

### SA objective 14:

#### To improve air quality

##### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

Site ID	COLE 188	Area (Ha):	11.39	No. of dwellings	0
Site Name	Land east of Bluebridge Ind Est				

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (89.62%) is located within an area of moderate sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale.

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is on greenfield land as per BDC site assessment form.

##### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on visually important space.

##### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

Site ID	COLE 188	Area (Ha):	11.39	No. of dwellings	0
Site Name	Land east of Bluebridge Ind Est				

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:	Negative effect (-)
16b) Comments	A significant proportion of the site (73.52%) is located on grade 3 agricultural land, while the remainder is located on grade 1 or 2 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	CRESS 202	Area (Ha):	3.92	No. of dwellings	0
Site Name	Land South of Millennium Way, Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC iste assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	Negative effect (-)
1d) Comments:	Site is located within 250m of a waste site. Therefore, site may be exposed to noise, odour, dust and pests.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	

Site ID	CRESS 202	Area (Ha):	3.92	No. of dwellings	0
Site Name	Land South of Millennium Way, Braintree				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Positive effect (+)
3f) Comments	No loss of publically accessible open space as per BDC site assessment form.

---

### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

---

*Distances to local shops and services*

4c) Effect:	NOT ASSESSED
4d) Comments	

---

### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	Site is not located within an MSA.

---

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

---

Site ID	CRESS 202	Area (Ha):	3.92	No. of dwellings	0
Site Name	Land South of Millennium Way, Braintree				

#### *Broadband availability*

5e) Effect:	No / negligible effect (0)
5f) Comments	No work currently planned and fibre or wireless broadband available in less than 25% surrounding properties.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	Site is not in proximity to a designated site but consists of greenfield land.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	Site is within 400m of a number of bus stops and within 800m of a railway station.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	Allocation to the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	Site is within 400m of a number of bus stops and within 800m of a railway station served by frequent services.

Site ID	CRESS 202	Area (Ha):	3.92	No. of dwellings	0
Site Name	Land South of Millennium Way, Braintree				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	BDC site assessment form states that access can be gained to site depending on the layout.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	

#### *Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	No / negligible effect (0)
10b) Comments	Site is not in proximity to any 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:	No / negligible effect (0)
12b) Comments	Site is not within an SPZ.

Site ID	CRESS 202	Area (Ha):	3.92	No. of dwellings	0
Site Name	Land South of Millennium Way, Braintree				

---

*Capacities in sewage network*

12c) Effect:	NOT ASSESSED
12d) Comments	

---

**SA objective 13:**  
**To reduce the risk of flooding**

*Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	Site is not within Flood Zones 2 or 3.

---

**SA objective 14:**  
**To improve air quality**

*Location within an area likely to have poor air quality*

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	The northern part of this site lies within 200m of the A120.

---

**SA objective 15:**  
**To maintain and enhance the quality of landscapes and townscapes**

*High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Positive effect (+)
15b) Comments	Site is located within an area of low sensitivity to change.

---

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.



Site ID	CRESS 202	Area (Ha):	3.92	No. of dwellings	0
Site Name	Land South of Millennium Way, Braintree				

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	Site consists of greenfield land.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located in a Visually Important Space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located within a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	Site consists of grades 1 or 2 agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID

GRNO 260

Area (Ha):

39.57

No. of dwellings

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.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

**SA objective 2:****To provide everyone with the opportunity to live in a decent home**

*Delivery of affordable housing*

2a) Effect: NOT ASSESSED

2b) Comments: N/A

**SA objective 3:****To improve the health of the District's residents and mitigate/reduce potential health inequalities**

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect: NOT ASSESSED

3b) Comments: N/A

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: NOT ASSESSED

3d) Comments: N/A

Site ID

GRNO 260

Area (Ha):

39.57

No. of dwellings

500

Site Name

Land west of A131 Great Notley

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

---

### SA objective 4:

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

---

*Distances to local shops and services*

4c) Effect: NOT ASSESSED

4d) Comments N/A

---

### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a mineral safeguarding area.

---

*Distances to main employment areas (B1, B2, B8)*

5c) Effect: NOT ASSESSED

5d) Comments N/A

---

Site ID	GRNO 260	Area (Ha):	39.57	No. of dwellings	500
Site Name	Land west of A131 Great Notley				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available in the majority of the site.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site, nor is it within 100m of a designated site. The site is not located within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	The eastern part of the site is within 400m of several bus stops.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is adjacent to the main town of Braintree, Bocking and Great Notley. Whilst on the border with Uttlesford District, no service centres are present over the border.

#### *Distance to and regularity of public transport*

8c) Effect:	Significant positive effect (++)
8d) Comments	The eastern part of the site is within 400m of several bus stops with a frequent service.

Site ID	GRNO 260	Area (Ha):	39.57	No. of dwellings	500
Site Name	Land west of A131 Great Notley				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	Vehicular access can be gained from dual carriage way.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	N/A

#### *Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	N/A

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC visits.

### **SA objective 12:** **To improve water quality and address water scarcity and sewerage capacity**

#### *Groundwater Source Protection Zone (SPZ)*

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

Site ID	GRNO 260	Area (Ha):	39.57	No. of dwellings	500
Site Name	Land west of A131 Great Notley				

#### *Capacities in sewage network*

12c) Effect:	NOT ASSESSED
12d) Comments	N/A

### **SA objective 13:**

#### **To reduce the risk of flooding**

#### *Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within Flood Zones 2 or 3.

### **SA objective 14:**

#### **To improve air quality**

#### *Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

### **SA objective 15:**

#### **To maintain and enhance the quality of landscapes and townscapes**

#### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (98.90%) is located within an area of moderate sensitivity to change.

#### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to dedham Vale AONB.

Site ID	GRNO 260	Area (Ha):	39.57	No. of dwellings	500
Site Name	Land west of A131 Great Notley				

*Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	The site is on greenfield site as per BDC site assessment form.

*Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on a visually important space.

*Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

**SA objective 16:**

**To safeguard and enhance the quality of soil**

*Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	A significant proportion of the site (93.78%) is on grade 1 or grade 2 agricultural land.

*Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Essex Counry Fire &amp; 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: Uncertain effect (?)

1b) Comments: It is uncertain whether the development will result in the loss of facilities as the impact has not been assessed by the BDC site visits.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

**SA objective 2:****To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: NOT ASSESSED

2b) Comments:

**SA objective 3:****To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: NOT ASSESSED

3b) Comments:

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect: NOT ASSESSED

3d) Comments:



Site ID	LPP 4	Area (Ha):	9.47	No. of dwellings	0
Site Name	Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Uncertain effect (?)
3f) Comments	The impact on public open space has not been assessed by the BDC site visits.

### SA objective 4:

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	No / negligible effect (0)
4b) Comments	No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect:	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:	Uncertain effect (?)
5d) Comments	It is uncertain whether extension of Kelvedon Park will lead to creation of additional jobs.

Site ID	LPP 4	Area (Ha):	9.47	No. of dwellings	0
Site Name	Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	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.

Site ID	LPP 4	Area (Ha):	9.47	No. of dwellings	0
Site Name	Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End				

#### *Highways access information*

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access can be gained from the A12.

### **SA objective 9:** **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	

#### *Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	

### **SA objective 10:** **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There is an scheduled monument within the vicinity of the site (Rivenhall long mortuary enclosure), however the impact on this has not been assessed by the BDC site visit.

Site ID	LPP 4	Area (Ha):	9.47	No. of dwellings	0
Site Name	Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

##### Capacities in sewage network

12c) Effect:	NOT ASSESSED
12d) Comments	

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	A very small proportion of the site (0.09%) falls within flood zone 3.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	The site is partially within 200m of the A12.

Site ID	LPP 4	Area (Ha):	9.47	No. of dwellings	0
Site Name	Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End				

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Significant negative effect (--)
15b) Comments	The site is located entirely in an area of high sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not within the proposed extension to Dedham Vale AONB.

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Positive effect (+)
15f) Comments	The site is located on previously developed land as per BDC site assessment form.

##### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on visually important land.

##### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

Site ID

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Essex Counry Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End

### SA objective 16:

#### To safeguard and enhance the quality of soil

##### *Loss of good quality agricultural land*

16a) Effect:

Significant negative effect (--)

16b) Comments

A significant proportion of the site (92.38%) is located on grade 1 or grade 2 agricultural land.

##### *Remediation of contaminated land*

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID	RIVE 362, RIVE 363	Area (Ha):	6.86	No. of dwellings	0
Site Name	Extension to Eastways Industrial Estate, Witham				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change to existing community facilities as per BDC site assessment form.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not located within 500m of an AD or 250m of a Waste Plant.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	N/A

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	N/A

Site ID

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

#### SA objective 4:

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

*Distances to local shops and services*

4c) Effect: NOT ASSESSED

4d) Comments N/A

#### SA objective 5:

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

*Distances to main employment areas (B1, B2, B8)*

5c) Effect: NOT ASSESSED

5d) Comments N/A



Site ID	RIVE 362, RIVE 363	Area (Ha):	6.86	No. of dwellings	0
Site Name	Extension to Eastways Industrial Estate, Witham				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre service available.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	No / negligible effect (0)
6b) Comments	The site is not located within a designated site, nor is it located within 100m of a designated site. The site is not within a SSSI impact risk zone for employment development. The site is on previously developed land as per BDC site assessment form.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Negative effect (-)
7b) Comments	The site is more than 800m from a railway station and more than 400m from a bus stop.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

#### *Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant positive effect (++)
8b) Comments	The site is adjacent to the main town of Witham.

#### *Distance to and regularity of public transport*

8c) Effect:	Negative effect (-)
8d) Comments	The site is more than 800m from a railway station and more than 400m from a bus stop.

Site ID	RIVE 362, RIVE 363	Area (Ha):	6.86	No. of dwellings	0
Site Name	Extension to Eastways Industrial Estate, Witham				

#### *Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	Vehicular access may be possible through site 362 or A12. Access can only be gained through Eastways if site 362 is deliverable, although access is narrow.

### **SA objective 9:**

#### **To improve the education and skills of the population**

#### *Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	N/A

#### *Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	N/A

### **SA objective 10:**

#### **To conserve and enhance the historic environment, heritage assets and their settings**

#### *Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings close to the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID	RIVE 362, RIVE 363	Area (Ha):	6.86	No. of dwellings	0
Site Name	Extension to Eastways Industrial Estate, Witham				

### SA objective 12:

#### To improve water quality and address water scarcity and sewerage capacity

##### Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

##### Capacities in sewage network

12c) Effect:	NOT ASSESSED
12d) Comments	

### SA objective 13:

#### To reduce the risk of flooding

##### Sites within an area of high flood risk

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not located within a flood zone.

### SA objective 14:

#### To improve air quality

##### Location within an area likely to have poor air quality

14a) Effect:	Significant negative effect with uncertainty (--?)
14b) Comments	Site is within 200m of the A12.

Site ID	RIVE 362, RIVE 363	Area (Ha):	6.86	No. of dwellings	0
Site Name	Extension to Eastways Industrial Estate, Witham				

### SA objective 15:

#### To maintain and enhance the quality of landscapes and townscapes

##### *High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	The majority of the site (87.55%) is located within an area of moderate sensitivity to change.

##### *Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

##### *Greenfield site or Previously Developed Land (PDL)*

15e) Effect:	Negative effect (-)
15f) Comments	A significant proportion of the land consists of greenfield land.

##### *Visually Important Spaces*

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not located on visually important space.

##### *Country parks*

15i) Effect:	No / negligible effect (0)
15j) Comments	The site is not located on a country park.

Site ID	RIVE 362, RIVE 363	Area (Ha):	6.86	No. of dwellings	0
Site Name	Extension to Eastways Industrial Estate, Witham				

## SA objective 16:

### To safeguard and enhance the quality of soil

#### *Loss of good quality agricultural land*

16a) Effect:	Significant negative effect (--)
16b) Comments	A significant proportion of the site (99.47%) is located on grade 1 or grade 2 agricultural land.

#### *Remediation of contaminated land*

16c) Effect:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	X1	Area (Ha):	8.60	No. of dwellings	
Site Name	Extension to Springwood Drive industrial area, Braintree				

### SA objective 1:

#### Create safe environments which improve quality of life and community cohesion

*Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect:	Uncertain effect (?)
1b) Comments:	No BDC site assessment form; uncertainty surrounding impacts.

*Minimisation of exposure to noise and odour emissions, dust and pests.*

1c) Effect:	Negative effect (-)
1d) Comments:	Site is within 250m of a Waste Plant.

### SA objective 2:

#### To provide everyone with the opportunity to live in a decent home

*Delivery of affordable housing*

2a) Effect	NOT ASSESSED
2b) Comments	N/A

### SA objective 3:

#### To improve the health of the District's residents and mitigate/reduce potential health inequalities

*Distance to nearest NHS GP surgery or hospital.*

3a) Effect:	NOT ASSESSED
3b) Comments	N/A

*Distances to publicly accessible natural greenspace (ANG)*

3c) Effect:	NOT ASSESSED
3d) Comments	N/A

Site ID	X1	Area (Ha):	8.60	No. of dwellings	
Site Name	Extension to Springwood Drive industrial area, Braintree				

*Net increase or loss of publicly accessible open space (including recreation space and allotments)*

3e) Effect:	Uncertain effect (?)
3f) Comments	No BDC site assessment form.

---

#### **SA objective 4:**

**To promote the vitality and viability of all service centres throughout the District**

*Net increase or loss of retail provision on the site.*

4a) Effect:	Uncertain effect (?)
4b) Comments	No BDC site assessment form; insufficient information to assess.

---

*Distances to local shops and services*

4c) Effect:	NOT ASSESSED
4d) Comments	N/A

---

#### **SA objective 5:**

**To achieve sustainable levels of prosperity and economic growth**

*Sterilisation of mineral reserves*

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

---

*Distances to main employment areas (B1, B2, B8)*

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

---

Site ID	X1	Area (Ha):	8.60	No. of dwellings	
Site Name	Extension to Springwood Drive industrial area, Braintree				

#### *Broadband availability*

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

### **SA objective 6:**

#### **To conserve and enhance the biological and geological diversity of the environment**

#### *Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect:	Negative effect (-)
6b) Comments	Entire site is on undesignated greenfield land and within 100m of ancient woodland and a Local Wildlife Site.

### **SA objective 7:**

#### **To promote more sustainable transport choices and uptake**

#### *Distance to public transport*

7a) Effect:	Positive effect (+)
7b) Comments	A very small proportion of the site is within 400m of a bus stop.

### **SA objective 8:**

#### **Promote accessibility and ensure the necessary transport infrastructure to support new development**

*Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect:	Significant negative effect (--)
8b) Comments	Site is an allocation to open countryside, albeit within several hundred metres of the main town of Braintree.

#### *Distance to and regularity of public transport*

8c) Effect:	Positive effect (+)
8d) Comments	A very small proportion of the site is within 400m of a bus stop. Whilst Braintree is served by frequent services only a minor positive has been recorded due to the small proportion of the site within this distance.



Site ID	X1	Area (Ha):	8.60	No. of dwellings	
Site Name	Extension to Springwood Drive industrial area, Braintree				

*Highways access information*

8e) Effect:	Uncertain effect (?)
8f) Comments	There is no BDC site assessment form for this site.

---

**SA objective 9:**  
**To improve the education and skills of the population**

*Distance to a primary school*

9a) Effect:	NOT ASSESSED
9b) Comments	N/A

*Distance to a secondary school*

9c) Effect:	NOT ASSESSED
9d) Comments	N/A

---

**SA objective 10:**  
**To conserve and enhance the historic environment, heritage assets and their settings**

*Impacts on historic environment and heritage assets*

10a) Effect:	Uncertain effect (?)
10b) Comments	There are some heritage assets within 1km of this site but these have not been assessed via a BDC site assessment form.

---

**SA objective 12:**  
**To improve water quality and address water scarcity and sewerage capacity**

*Groundwater Source Protection Zone (SPZ)*

12a) Effect:	Negative effect (-)
12b) Comments	North eastern third of site lies within SPZ2c.

Site ID	X1	Area (Ha):	8.60	No. of dwellings	
Site Name	Extension to Springwood Drive industrial area, Braintree				

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*Capacities in sewage network*

12c) Effect:	NOT ASSESSED
12d) Comments	N/A

---

**SA objective 13:**  
**To reduce the risk of flooding**

*Sites within an area of high flood risk*

13a) Effect:	No / negligible effect (0)
13b) Comments	The site is not within flood zones 2 or 3.

---

**SA objective 14:**  
**To improve air quality**

*Location within an area likely to have poor air quality*

14a) Effect:	No / negligible effect (0)
14b) Comments	The site is not within 200m of the A12 or A120.

---

**SA objective 15:**  
**To maintain and enhance the quality of landscapes and townscapes**

*High sensitivity to change per the Landscape Character Assessment (LCA)*

15a) Effect:	Negative effect (-)
15b) Comments	Entire site is located within an area of moderate sensitivity to change.

---

*Proposed extension to Dedham Vale AONB*

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to Dedham Vale AONB.

Site ID	X1	Area (Ha):	8.60	No. of dwellings	
Site Name	Extension to Springwood Drive industrial area, Braintree				

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*Greenfield site or Previously Developed Land (PDL)*

15e) Effect: Negative effect (-)

15f) Comments: Entire site is located on greenfield land.

---

*Visually Important Spaces*

15g) Effect: No / negligible effect (0)

15h) Comments: Entire site is not located within visually important space.

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*Country parks*

15i) Effect: No / negligible effect (0)

15j) Comments: Entire site is not located within a country park.

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**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: Entire site is located on grade 3 agricultural land.

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*Remediation of contaminated land*

16c) Effect: No / negligible effect (0)

16d) Comments: Land is not contaminated.