

Site ID	BCBG 147A		
Area (Ha):	0.03	No. of dwellings:	11
Site Name	Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA		

SA objective 1:

Create safe environments 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	No / negligible effect (0)
2b) Comments	An allocation of up to 11 dwellings will not make a contribution to the delivery of affordable housing 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	Within 800m of Blyths Meadow Surgery and Mount Chambers Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	BCBG 147A		
Area (Ha):	0.03	No. of dwellings:	11
Site Name	Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	Within 800m of Braintree Town Centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	No / negligible effect (0)
5b) Comments	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	Negative effect (-)
5d) Comments	The site is currently used for employment purposes and will therefore result in the loss of an employment area.

Site ID	BCBG 147A		
Area (Ha):	0.03	No. of dwellings:	11
Site Name	Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA		

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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. The site is not located on greenfield land, as per the BDS site visit 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 at least one bus stop and within 800m of Braintree 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 within the Braintree Main Town.

Site ID	BCBG 147A		
Area (Ha):	0.03	No. of dwellings:	11
Site Name	Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service, in addition to Braintree Railway Station.

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 2.4km travel distance of Tabor Science Academy, 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	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	BCBG 147A		
Area (Ha):	0.03	No. of dwellings:	11
Site Name	Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA		

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	Significant proportion of site falls within Source Protection Zone 3.

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 within 200m of the A12 or A120.

Site ID	BCBG 147A		
Area (Ha):	0.03	No. of dwellings:	11
Site Name	Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

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

Proposed extension to Dedham Vale AONB

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	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 a Visually Important Space.

Country parks

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

Site ID	BCBG 147A		
Area (Ha):	0.03	No. of dwellings:	11
Site Name	Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA		

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 750		
Area (Ha):	0.29	No. of dwellings:	18
Site Name	Foley House 115 High Garrett Bocking		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 18 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

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

Distance to nearest NHS GP surgery or hospital.

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

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	BOCN 750		
Area (Ha):	0.29	No. of dwellings:	18
Site Name	Foley House 115 High Garrett Bocking		

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 in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	Site is within 8km of Sible Hedingham, Braintree, Halstead and Great Notley centres, in addition to the 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	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	Negative effect (-)
5d) Comments	The site is further than 800m from an existing employment area.

Site ID	BOCN 750		
Area (Ha):	0.29	No. of dwellings:	18
Site Name	Foley House 115 High Garrett Bocking		

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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. The site is not located on greenfield land, as per the BDS site visit 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 at least one bus stop.

SA objective 8:

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

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

8a) Effect:	No / negligible effect (0)
8b) Comments	The site is adjacent to High Garrett, which is classified as an Other Village.

Site ID	BOCN 750		
Area (Ha):	0.29	No. of dwellings:	18
Site Name	Foley House 115 High Garrett Bocking		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issue identified. Access by the A131.

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:	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	The site contains Foley House, which is a locally listed building. The site is also located within close proximity of a number of Grade II listed buildings. Redevelopment of this site has the potential to significantly affect the heritage asset, although the BDC site assessment form suggests that appropriate redevelopment of the existing heritage asset could retain the value of the asset in an appropriate use.

Site ID	BOCN 750		
Area (Ha):	0.29	No. of dwellings:	18
Site Name	Foley House 115 High Garrett Bocking		

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	Significant proportion of site falls within Source Protection Zone 3.

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 within 200m of the A12 or A120.

Site ID	BOCN 750		
Area (Ha):	0.29	No. of dwellings:	18
Site Name	Foley House 115 High Garrett Bocking		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Significant negative effect (--)
15b) Comments	A significant proportion of the site is in a landscape area with 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 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 a Visually Important Space.

Country parks

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

Site ID	BOCN 750		
Area (Ha):	0.29	No. of dwellings:	18
Site Name	Foley House 115 High Garrett Bocking		

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	While mapped data suggests this site comprises Grade 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:	No / negligible effect (0)
16d) Comments	The site is not located on contaminated land.

Site ID	BRAW 751		
Area (Ha):	0.21	No. of dwellings:	12
Site Name	263 Rayne Road Braintree		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	No / negligible effect (0)
2b) Comments	An allocation of up to 12 dwellings will not make a contribution to the delivery of affordable housing 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 Blandford Medical Centre, Braintree Community Hospital and St Michael's Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	Only one of ANG criteria met: Great Notley Country Park is within 2km travel distance.

Site ID	BRAW 751		
Area (Ha):	0.21	No. of dwellings:	12
Site Name	263 Rayne Road Braintree		

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

3e) Effect:	Positive effect (+)
3f) Comments	No loss of 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:	Uncertain effect (?)
4b) Comments	BRAW 751 contains a car dealership. Therefore, effect recorded as uncertain.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	Within 800m of Braintree Town Centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	No / negligible effect (0)
5b) Comments	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Springwood Industrial Estate.

Site ID	BRAW 751		
Area (Ha):	0.21	No. of dwellings:	12
Site Name	263 Rayne Road 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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. The site is not located on greenfield land, as per the BDS site visit 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 at least one 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	Site is within the Braintree Main Town.

Site ID	BRAW 751		
Area (Ha):	0.21	No. of dwellings:	12
Site Name	263 Rayne Road Braintree		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

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 main 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 from the nearest primary school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km from the nearest secondary school.

SA objective 10:

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

Impacts on historic environment and heritage assets

10a) Effect:	Uncertain effect (?)
10b) Comments	There are 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	BRAW 751		
Area (Ha):	0.21	No. of dwellings:	12
Site Name	263 Rayne Road Braintree		

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	Significant proportion of site falls within Source Protection Zone 3.

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 site BRAW 153 which 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 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	BRAW 751		
Area (Ha):	0.21	No. of dwellings:	12
Site Name	263 Rayne Road Braintree		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

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

Proposed extension to Dedham Vale AONB

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	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 a Visually Important Space.

Country parks

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

Site ID	BRAW 751		
Area (Ha):	0.21	No. of dwellings:	12
Site Name	263 Rayne Road Braintree		

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

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

Remediation of contaminated land

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

Site ID	HATR 752 - Residential		
Area (Ha):	0.20	No. of dwellings:	22
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	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 within 500m of an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 22 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 and Halstead Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	HATR 752 - Residential		
Area (Ha):	0.20	No. of dwellings:	22
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	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	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	Positive effect (+)
5d) Comments	Although the site falls within an employment area, it is currently vacant and will therefore not result in the loss of employment land.

Site ID	HATR 752 - Residential		
Area (Ha):	0.20	No. of dwellings:	22
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. The site is not located on greenfield land, as per the BDS site visit 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 at least one 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	Site is within the Halstead Main Town.

Site ID	HATR 752 - Residential		
Area (Ha):	0.20	No. of dwellings:	22
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access can be gained from Factory Lane West.

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 from the nearest primary school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km 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:	Positive effect (+)
10b) Comments	There are several listed buildings within the vicinity of the site and a conservation area within 100m from the site. The BDC site assessment form states that the existing building does not significantly contribute to the adjacent conservation area. Its redevelopment has the potential to enhance the setting of nearby heritage assets.

Site ID	HATR 752 - Residential		
Area (Ha):	0.20	No. of dwellings:	22
Site Name	Former Courtauld Boiler Building Factory Lane West 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	Significant proportion of site falls within Source Protection Zone 2.

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 in close proximity to site HASA 287 which 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:	Significant negative effect (--)
13b) Comments	A significant proportion 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.

Site ID	HATR 752 - Residential		
Area (Ha):	0.20	No. of dwellings:	22
Site Name	Former Courtauld Boiler Building Factory Lane West 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 entirely within an urban area.

Proposed extension to Dedham Vale AONB

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

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect: 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 a Visually Important Space.

Country parks

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

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

Site ID HATR 752 - Residential

Area (Ha): 0.20

No. of dwellings: 22

Site Name Former Courtauld Boiler Building Factory Lane West 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: Negative effect (-)

16d) Comments Land is contaminated but remediation will not be a condition of development as the BDC site assessment form states that there are no possible contamination issues.

Site ID	HATR 752 – Employment		
Area (Ha):	0.20	No. of dwellings:	
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	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 within 500m of an anaerobic digestion facility 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	HATR 752 – Employment		
Area (Ha):	0.20	No. of dwellings:	
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

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	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

Site ID	HATR 752 – Employment		
Area (Ha):	0.20	No. of dwellings:	
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. Although the site is within a SSSI Impact Risk Zone for residential development of 100 units or more, this is not relevant to its proposed use as an employment site. The site is not located on greenfield land, as per the BDS site visit 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 at least one 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	Site is within the Halstead Main Town.

Site ID	HATR 752 – Employment		
Area (Ha):	0.20	No. of dwellings:	
Site Name	Former Courtauld Boiler Building Factory Lane West Halstead		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access can be gained from Factory Lane West.

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:	Positive effect (+)
10b) Comments	There are several listed buildings within the vicinity of the site and a conservation area within 100m from the site. The BDC site assessment form states that the existing building does not significantly contribute to the adjacent conservation area. Its redevelopment has the potential to enhance the setting of nearby heritage assets.

Site ID	HATR 752 – Employment		
Area (Ha):	0.20	No. of dwellings:	
Site Name	Former Courtauld Boiler Building Factory Lane West 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: Significant proportion of site falls within Source Protection Zone 2.

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: Significant negative effect (--)

13b) Comments: A significant proportion 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.

Site ID	HATR 752 – Employment		
Area (Ha):	0.20	No. of dwellings:	
Site Name	Former Courtauld Boiler Building Factory Lane West 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 entirely within an urban area.

Proposed extension to Dedham Vale AONB

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

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect: 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 a Visually Important Space.

Country parks

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

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

Site ID HATR 752 – Employment

Area (Ha): 0.20

No. of dwellings:

Site Name Former Courtauld Boiler Building Factory Lane West 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: Negative effect (-)

16d) Comments Land is contaminated but remediation will not be a condition of development as the BDC site assessment form states that there are no possible contamination issues.

Site ID	WITN 755		
Area (Ha):	0.09	No. of dwellings:	10
Site Name	The Old Pool Club 49 Braintree Road		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No change 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	No / negligible effect (0)
2b) Comments	An allocation of up to 10 dwellings will not make a contribution to the delivery of affordable housing in Witham.

SA objective 3:

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

Distance to nearest NHS GP surgery or hospital.

3a) Effect:	Positive effect (+)
3b) Comments	The site is within 800m of Collingwood Surgery and Krishnamurthy K & Partner/Ahmed B Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	WITN 755		
Area (Ha):	0.09	No. of dwellings:	10
Site Name	The Old Pool Club 49 Braintree Road		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	Within 800m of Witham Town Centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	No / negligible effect (0)
5b) Comments	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Eastways/Crittall Road/Waterside Park Industrial Areas and the Freebournes/Perry Road Industrial Estate.

Site ID	WITN 755		
Area (Ha):	0.09	No. of dwellings:	10
Site Name	The Old Pool Club 49 Braintree Road		

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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. The site is not located on greenfield land, as per the BDS site visit 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 at least one bus stop and within 800m of Witham 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:	Significant positive effect (++)
8b) Comments	Site is within Witham Main Town.

Site ID	WITN 755		
Area (Ha):	0.09	No. of dwellings:	10
Site Name	The Old Pool Club 49 Braintree Road		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service. The site is also within 800m of Witham Railway Station, providing a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	BDC site assessment form does not identify any access issues.

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 from the nearest primary school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km 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:	Positive effect (+)
10b) Comments	The site is adjacent to the Grade II listed Cullen Mills. The site is also adjacent to a conservation area, which contains several listed buildings. The BDC site assessment form states that that site has potential to have less than substantial impact on adjacent heritage assets. Due to the fact the site contains vacant buildings, its redevelopment has the potential to enhance the setting of nearby heritage assets.

Site ID	WITN 755		
Area (Ha):	0.09	No. of dwellings:	10
Site Name	The Old Pool Club 49 Braintree 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	Allocation does not fall in any SPZs.

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 425 which 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 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	WITN 755		
Area (Ha):	0.09	No. of dwellings:	10
Site Name	The Old Pool Club 49 Braintree Road		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

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

Proposed extension to Dedham Vale AONB

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	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 within a Visually Important Space.

Country parks

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

Site ID	WITN 755		
Area (Ha):	0.09	No. of dwellings:	10
Site Name	The Old Pool Club 49 Braintree Road		

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

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

Remediation of contaminated land

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

Site ID	BOS 6H		
Area (Ha):	43.44	No. of dwellings:	825
Site Name	Branoc Park, Land West of Panfield Lane NW 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 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 825 dwellings will significantly contribute to the delivery of affordable housing 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 southern edge of the site is within 800m of Braintree Community Hospital and St Michael's Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	BOS 6H		
Area (Ha):	43.44	No. of dwellings:	825
Site Name	Branoc Park, Land West of Panfield Lane NW Braintree		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	Within 800m of Braintree Town Centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect:	Positive effect (+)
5d) Comments	Site is adjacent to Springwood Industrial Estate.

Site ID	BOS 6H		
Area (Ha):	43.44	No. of dwellings:	825
Site Name	Branoc Park, Land West of Panfield Lane NW 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:	Significant negative effect with uncertainty (--?)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. However, the site is within a 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 825 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	Site is adjacent to Braintree Main Town.

Site ID	BOS 6H		
Area (Ha):	43.44	No. of dwellings:	825
Site Name	Branoc Park, Land West of Panfield Lane NW Braintree		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The eastern edge of the site is within 400m of several bus stops. Furthermore, Braintree is served by a frequent service; estimated housing capacity of 825 houses, therefore assumed to incorporate a new bus stop with at least infrequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access can be gained from the residential street network.

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 from the nearest primary school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km from the nearest secondary school.

SA objective 10:

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

Impacts on historic environment and heritage assets

10a) Effect:	Uncertain effect (?)
10b) Comments	There are 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	BOS 6H		
Area (Ha):	43.44	No. of dwellings:	825
Site Name	Branoc Park, Land West of Panfield Lane NW Braintree		

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	More than 25% of site falls within Source Protection Zone 2.

Capacities in sewage network

12c) Effect:	Significant negative effect (--)
12d) Comments	Site scored red in the wastewater network RAG assessment. This means that there is limited capacity within the network, hence solution required to prevent further CSO discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

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

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

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

Site ID	BOS 6H		
Area (Ha):	43.44	No. of dwellings:	825
Site Name	Branoc Park, Land West of Panfield Lane NW Braintree		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Negative effect (-)
15b) Comments	A significant proportion of the site is in a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to the 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	The site is not within a Visually Important Space.

Country parks

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

Site ID	BOS 6H		
Area (Ha):	43.44	No. of dwellings:	825
Site Name	Branoc Park, Land West of Panfield Lane NW Braintree		

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:	Negative effect (-)
16b) Comments	A significant proportion of the site is located on grade 3 agricultural land.

Remediation of contaminated land

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

Site ID	Group L (FEER 230, 232 & 233B) - Residential		
Area (Ha):	55.81	No. of dwellings:	835
Site Name	Land south of Feering/west of A12, Feering 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 835, 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 anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 835 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

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

Distance to nearest NHS GP surgery or hospital.

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

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	Group L (FEER 230, 232 & 233B) - Residential		
Area (Ha):	55.81	No. of dwellings:	835
Site Name	Land south of Feering/west of A12, Feering 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 public open space as per BDC site assessment from.

SA objective 4:

To 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	Site is within 8km of Coggeshall, Kelvedon and Witham.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

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 & 233B) - Residential		
Area (Ha):	55.81	No. of dwellings:	835
Site Name	Land south of Feering/west of A12, Feering 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:	Significant negative effect with uncertainty (--?)
6b) Comments	Site not within a designated site but is within 100m of Feering Marsh Local Wildlife Site. The site is within a SSSI Impact Risk Zone for residential development of 100 units or more. The majority of the site is on greenfield land.

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 and a small proportion of the site is within 800m of Kelvedon Railway Station. Allocation of up to 835 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, which is classified as a Village with Services. Not adjacent to any settlements in neighbouring district.

Site ID	Group L (FEER 230, 232 & 233B) - Residential		
Area (Ha):	55.81	No. of dwellings:	835
Site Name	Land south of Feering/west of A12, Feering Strategic Growth Location		

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. A small proportion of the site is also within 800m of Kelvedon Railway Station, providing a frequent service. Allocation of up to 835 dwellings, therefore also assumed to incorporate a bus stop with at least an infrequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access can be gained 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	The site is within 400m of Kelvedon St Mary's Church of England Primary School and a small part of the site is within 400m of Feering Church of England Primary School. Allocation of up to 835 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 listed buildings within the vicinity of the site, which is also adjacent to a conservation area. However, the impacts on these have not been assessed by the BDC site assessment forms.

Site ID	Group L (FEER 230, 232 & 233B) - Residential		
Area (Ha):	55.81	No. of dwellings:	835
Site Name	Land south of Feering/west of A12, Feering Strategic Growth Location		

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	Significant proportion of site falls within Source Protection Zone 3.

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:	Negative effect (-)
13b) Comments	A small proportion 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:	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 & 233B) - Residential		
Area (Ha):	55.81	No. of dwellings:	835
Site Name	Land south of Feering/west of A12, Feering Strategic Growth Location		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Negative effect with uncertainty (-?)
15b) Comments	The majority of the site is located within an area of moderate sensitivity to change. The actual effect will depend on where employment development is located 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	Majority of the site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

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

Country parks

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

Site ID Group L (FEER 230, 232 & 233B) - Residential

Area (Ha): 55.81

No. of dwellings: 835

Site Name Land south of Feering/west of A12, Feering Strategic Growth Location

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

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

16b) Comments The majority of the site is located on grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small part of the site is located on contaminated land, however it is unknown whether remediation will be required.

Site ID	Group L (FEER 230, 232 & 233B) - Employment		
Area (Ha):	55.81	No. of dwellings:	
Site Name	Land south of Feering/west of A12, Feering 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:	Site is not within 500m of an anaerobic digestion facility 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 (FEER 230, 232 & 233B) - Employment

Area (Ha): 55.81

No. of dwellings:

Site Name Land south of Feering/west of A12, Feering 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 public open space as per BDC site assessment from.

SA objective 4:

To 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: Significant negative effect (--)

5b) Comments A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect: NOT ASSESSED

5d) Comments N/A

Site ID	Group L (FEER 230, 232 & 233B) - Employment		
Area (Ha):	55.81	No. of dwellings:	
Site Name	Land south of Feering/west of A12, Feering 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 but is within 100m of Feering Marsh Local Wildlife Site. Although the site is within a SSSI Impact Risk Zone for residential development of 100 units or more, this is not relevant to its proposed use as an employment site. Site is greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:	Significant positive effect with uncertainty (++?)
7b) Comments	The site is also allocated for more than 700 dwellings. Therefore, a new bus stop is assumed to be provided on the site. The effect is recorded as uncertain because the actual effect will depend on where employment 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:	Positive effect with uncertainty (+?)
8b) Comments	The site is adjacent to Feering, which is classified as a Village with Services. Due to the large size of the site, effects will depend on the exact location of employment development within the site.

Site ID Group L (FEER 230, 232 & 233B) - Employment

Area (Ha): 55.81

No. of dwellings:

Site Name Land south of Feering/west of A12, Feering Strategic Growth Location

Distance to and regularity of public transport

8c) Effect: Significant positive effect with uncertainty (++?)

8d) Comments The site is also allocated for more than 700 dwellings therefore a new bus stop is assumed to be provided on the site. The effect is recorded as uncertain because the actual effect will depend on where employment development is located within the site.

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: 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 listed buildings within the vicinity of the site, which is also adjacent to a conservation area. 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 (FEER 230, 232 & 233B) - Employment

Area (Ha): 55.81

No. of dwellings:

Site Name Land south of Feering/west of A12, Feering Strategic Growth Location

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 Significant proportion of site falls within Source Protection Zone 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: Negative effect with uncertainty (-?)

13b) Comments A small proportion of the site 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: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion 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 (FEER 230, 232 & 233B) - Employment

Area (Ha): 55.81

No. of dwellings:

Site Name Land south of Feering/west of A12, Feering Strategic Growth Location

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect: Negative effect with uncertainty (-?)

15b) Comments The majority of the site is located within an area of moderate 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 within a Visually Important Space.

Country parks

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

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

Site ID Group L (FEER 230, 232 & 233B) - Employment

Area (Ha): 55.81

No. of dwellings:

Site Name Land south of Feering/west of A12, Feering Strategic Growth Location

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 is located on 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 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 J (BOCN 132) - Residential		
Area (Ha):	65.86	No. of dwellings:	1,000
Site Name	Land at Straits Mill off Broad Road Bocking		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Positive effect (+)
1b) Comments:	No loss of existing communitiy facilities as per BDC site visit form. Estimated housing capcity of 1000 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 emiissions, dust and pests.

1c) Effect:	No / negligible effect (0)
1d) Comments:	Site is not within 500m of an anaerobic digestion facility 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 1000 homes will significantly contibute 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 further than 800m from the nearest GP surgery or hospital.

Site ID Group J (BOCN 132) - Residential

Area (Ha): 65.86

No. of dwellings: 1,000

Site Name Land at Straits Mill off Broad Road Bocking

Distances to publicly accessible natural greenspace (ANG)

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

3d) Comments Only one of ANG criteria met: River Blackwater SANG is within 300m of site.

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

3e) Effect: Uncertain effect (?)

3f) Comments Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

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

4b) Comments No change in retail facilities.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments Site is within Braintree but further than 800m from the primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

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

5b) Comments A significant proportion of the site falls within a Minerals Safeguarding Area.

Site ID Group J (BOCN 132) - Residential

Area (Ha): 65.86

No. of dwellings: 1,000

Site Name Land at Straits Mill off Broad Road Bocking

Distances to main employment areas

5c) Effect: Negative effect (-)

5d) Comments There are no existing employment areas within 800m of the site.

Broadband availability

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

5f) Comments Fibre 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: Significant negative effect with uncertainty (--?)

6b) Comments Site not within a designated site but is within 100m of a Bocking Blackwater Local Nature Reserve. The site is within a 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 1000 houses, therefore assumed to incorporate a bus stop with at least one bus per day, seven days per week.

Site ID	Group J (BOCN 132) - Residential		
Area (Ha):	65.86	No. of dwellings:	1,000
Site Name	Land at Straits Mill off Broad Road Bocking		

SA objective 8:

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

Is the allocation within or directly adjacent 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 adjacent to Braintree 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 Bocking North has a frequent service; estimated housing capacity of 1000 houses, therefore assumed to incorporate a new bus stop with at least an infrequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issue identified. Road is a straight 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	Estimated housing capacity of 1000 houses, therefore assumed to incorporate a new primary school; site is also within 800m of an existing 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.

Site ID	Group J (BOCN 132) - Residential		
Area (Ha):	65.86	No. of dwellings:	1,000
Site Name	Land at Straits Mill off Broad Road Bocking		

SA objective 10:

To 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:	Uncertain effect (?)
12b) Comments	A significant proportion of the site falls within Source Protection Zone 3.

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	The site is not within Flood Zones 2 or 3.

Site ID	Group J (BOCN 132) - Residential		
Area (Ha):	65.86	No. of dwellings:	1,000
Site Name	Land at Straits Mill off Broad Road Bocking		

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 is in a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	Negative effect (-)
15f) Comments	The site 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.

Site ID Group J (BOCN 132) - Residential

Area (Ha): 65.86

No. of dwellings: 1,000

Site Name Land at Straits Mill off Broad Road Bocking

Country parks

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

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

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

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

16b) Comments A significant proportion of the site is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small part of the site is contaminated, however it is unknown if remediation will be required.

Site ID	Group J (BOCN 132) – Employment		
Area (Ha):	65.86	No. of dwellings:	
Site Name	Land at Straits Mill off Broad Road Bocking		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	No / negligible effect (0)
1b) Comments:	No loss of existing facilities 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 anaerobic digestion facility 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 (BOCN 132) – Employment		
Area (Ha):	65.86	No. of dwellings:	
Site Name	Land at Straits Mill off Broad Road Bocking		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

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:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area.

Distances to main employment areas

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

Site ID	Group J (BOCN 132) – Employment		
Area (Ha):	65.86	No. of dwellings:	
Site Name	Land at Straits Mill off Broad Road Bocking		

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 but is within 100m of Bocking Blackwater Local Nature Reserve. Although the site is within a SSSI Impact Risk Zone for residential development of 100 units or more, this is not relevant to its proposed use as an employment site. 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 with uncertainty (++?)
7b) Comments	The north-south west edge of the site is within 400m of several bus stops, as well as the southern boundary of the site. The 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 with uncertainty (++?)
8b) Comments	Site is adjacent to Braintree Main Town. Due to the large size of the site, effects will depend on the exact location of employment development within the site.

Site ID	Group J (BOCN 132) – Employment		
Area (Ha):	65.86	No. of dwellings:	
Site Name	Land at Straits Mill off Broad Road Bocking		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect with uncertainty (++?)
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. The actual effect will depend on where developmet is located within the site.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issue identified. Road is a straight single carriageway.

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 (BOCN 132) – Employment		
Area (Ha):	65.86	No. of dwellings:	
Site Name	Land at Straits Mill off Broad Road Bocking		

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:	Uncertain effect (?)
12b) Comments	A significant proportion of the site falls within Source Protection Zone 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 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	None of the site is within 200m of the A12 or A120.

Site ID	Group J (BOCN 132) – Employment		
Area (Ha):	65.86	No. of dwellings:	
Site Name	Land at Straits Mill off Broad Road Bocking		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect: Negative effect with uncertainty (-?)

15b) Comments A significant proportion of the site is in a landscape area with moderate sensitivity to change. The 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 (BOCN 132) – Employment

Area (Ha): 65.86

No. of dwellings:

Site Name Land at Straits Mill off Broad Road Bocking

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: Uncertain effect (?)

16d) Comments A small part of the site is contaminated, however it is unknown if remediation will be required.

Site ID	GGHR 801		
Area (Ha):	5.35	No. of dwellings:	156
Site Name	Land West of Blamsters		

SA objective 1:

Create safe environments 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 156 dwellings will significantly contribute to the delivery of affordable housing in Halstead.

SA objective 3:

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

Distance to nearest NHS GP surgery or hospital.

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

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	GGHR 801		
Area (Ha):	5.35	No. of dwellings:	156
Site Name	Land West of Blamsters		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	A small portion of 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:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect:	Negative effect (-)
5d) Comments	The site is further than 800m from an existing employment area.

Site ID	GGHR 801		
Area (Ha):	5.35	No. of dwellings:	156
Site Name	Land West of Blamsters		

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:	Significant negative effect with uncertainty (--?)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. However, the site is within a SSSI Impact Risk Zone for residential development of 100 units or more. Site is 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 at least one 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	Site is adjacent to Halstead Main Town.

Site ID	GGHR 801		
Area (Ha):	5.35	No. of dwellings:	156
Site Name	Land West of Blamsters		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access can be gained from the A131.

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 from the nearest primary school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The majority of the site is within 2.4km 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	The site is within close proximity to the Grade II listed Blamsters Manor. The site is also within 1km of a conservation area, which contains a number of listed buildings. According to the BDC site assessment form, development of this site could potentially impact on the heritage assets and their settings. The BDC site assessment form suggests that reinforcement of boundary screening could help mitigate against any adverse effects.

Site ID	GGHR 801		
Area (Ha):	5.35	No. of dwellings:	156
Site Name	Land West of Blamsters		

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 within Source Protection Zone 3.

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 within 200m of the A12 or A120.

Site ID	GGHR 801		
Area (Ha):	5.35	No. of dwellings:	156
Site Name	Land West of Blamsters		

SA 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 is in a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to 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 a Visually Important Space.

Country parks

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

Site ID	GGHR 801		
Area (Ha):	5.35	No. of dwellings:	156
Site Name	Land West of Blamsters		

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 on grade 3 agricultural land.

Remediation of contaminated land

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

Site ID	HASA 802		
Area (Ha):	1.21	No. of dwellings:	36
Site Name	Land Adj Moys allotments, 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.

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 anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 36 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 with 800m of Elizabeth Courtauld Surgery and Halstead Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	HASA 802		
Area (Ha):	1.21	No. of dwellings:	36
Site Name	Land Adj Moys allotments, Halstead		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

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	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	Positive effect (+)
5d) Comments	Site is within 800m of Broton Drive AND Factory Lane West/Kings Road Industrial Area.

Site ID	HASA 802		
Area (Ha):	1.21	No. of dwellings:	36
Site Name	Land Adj Moys allotments, Halstead		

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 100m of a designated site. The site partially falls within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. Site is 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 at least one 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	Site is adjacent to Halstead Main Town.

Site ID	HASA 802		
Area (Ha):	1.21	No. of dwellings:	36
Site Name	Land Adj Moys allotments, Halstead		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Negative effect (-)
8f) Comments	Access will require demolition of Holly Lodge as mentioned in the BDC site assesement form.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m from the nearest primary school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km 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 site is adjacent to a conservation area, which contains a number of listed buildings. The BDC site assessment form does not measure the effects on these designated historic assets. As a result, the effects are unknown.

Site ID	HASA 802		
Area (Ha):	1.21	No. of dwellings:	36
Site Name	Land Adj Moys allotments, Halstead		

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 within Source Protection Zone 3.

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:	Negative effect (-)
13b) Comments	A small proportion of the west of the site 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	The site is not within 200m of the A12 or A120.

Site ID	HASA 802		
Area (Ha):	1.21	No. of dwellings:	36
Site Name	Land Adj Moys allotments, 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 is in a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect:	No / negligible effect (0)
15d) Comments	The site is not located within the proposed extension to 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 a Visually Important Space.

Country parks

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

Site ID	HASA 802		
Area (Ha):	1.21	No. of dwellings:	36
Site Name	Land Adj Moys allotments, Halstead		

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 on grade 3 agricultural land.

Remediation of contaminated land

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

Site ID	KELV 805 - Residential		
Area (Ha):	3.10	No. of dwellings:	75
Site Name	Land SE of 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 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 75 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

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

Distance to nearest NHS GP surgery or hospital.

3a) Effect:	Positive effect (+)
3b) Comments	The site is with 800m of Kelvedon & Feering Health Centre and Kelvedon Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	KELV 805 - Residential		
Area (Ha):	3.10	No. of dwellings:	75
Site Name	Land SE of London Road, Kelvedon		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	The site is within 8km of Kelvedon and Witham.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of London Road employment area.

Site ID	KELV 805 - Residential		
Area (Ha):	3.10	No. of dwellings:	75
Site Name	Land SE of London Road, Kelvedon		

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 but is within 100m of Brockwell Meadows Local Wildlife Site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. Majority of site is 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 at least one 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	Site is directly adjacent to Kelvedon which is classified as a Village with Services.

Site ID	KELV 805 - Residential		
Area (Ha):	3.10	No. of dwellings:	75
Site Name	Land SE of London Road, Kelvedon		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	BDC site assessment form does not identify any access issues.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:	Positive effect (+)
9b) Comments	Around half of the site is within 800m of the nearest primary school.

Distance to a secondary school

9c) Effect:	Negative effect (-)
9d) Comments	The site is further 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	The site partially overlaps a conservation area, which contains a number of listed buildings. The site is also directly adjacent to a Grade II listed building. Development of the site has the potential to adversely effect heritage assets and their settings. The BDS site assessment form suggests that reinforcement of boundary screening could help mitigate against any adverse effects.

Site ID	KELV 805 - Residential		
Area (Ha):	3.10	No. of dwellings:	75
Site Name	Land SE of 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: Site does not fall in any SPZs.

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: Negative effect (-)

13b) Comments: A significant proportion of the site is within Flood Zone 2 and a small area is within Flood Zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

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

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

Site ID	KELV 805 - Residential		
Area (Ha):	3.10	No. of dwellings:	75
Site Name	Land SE of 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:	Negative effect (-)
15b) Comments	Although a significant proportion of the site is within a landscape area with low sensitivity to change, a small part of the site is within a landscape area with 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 the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	Negative effect (-)
15f) Comments	The site is located on majority greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not within a Visually Important Space.

Country parks

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

Site ID KELV 805 - Residential

Area (Ha): 3.10

No. of dwellings: 75

Site Name Land SE of 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 is located on grade 3 agricultural land.

Remediation of contaminated land

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

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

Site ID	KELV 805 - Employment		
Area (Ha):	3.10	No. of dwellings:	
Site Name	Land SE of 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 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 an anaerobic digestion facility 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	KELV 805 - Employment		
Area (Ha):	3.10	No. of dwellings:	
Site Name	Land SE of London Road, Kelvedon		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

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:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect:	NOT ASSESSED
5d) Comments	N/A

Site ID	KELV 805 - Employment		
Area (Ha):	3.10	No. of dwellings:	
Site Name	Land SE of London Road, Kelvedon		

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 but is within 100m of Brockwell Meadows Local Wildlife Site. Although the site is within a SSSI Impact Risk Zone for residential development of 100 units or more, this is not relevant to its proposed use as an employment site. Majority of site is 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 at least one 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	Site is directly adjacent to Kelvedon which is classified as a Village with Services.

Site ID	KELV 805 - Employment		
Area (Ha):	3.10	No. of dwellings:	
Site Name	Land SE of London Road, Kelvedon		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	BDC site assessment form does not identify any access issues.

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:	Negative effect (-)
10b) Comments	The site partially overlaps a conservation area, which contains a number of listed buildings. The site is also directly adjacent to a Grade II listed building. Development of the site has the potential to adversely effect heritage assets and their settings. The BDS site assessment form suggests that reinforcement of boundary screening could help mitigate against any adverse effects.

Site ID KELV 805 - Employment

Area (Ha): 3.10

No. of dwellings:

Site Name Land SE of 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 Site does not fall in any 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: Negative effect (-)

13b) Comments A significant proportion of the site is within Flood Zone 2 and a small area is within Flood Zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

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

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

Site ID KELV 805 - Employment

Area (Ha): 3.10

No. of dwellings:

Site Name Land SE of 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: Negative effect (-)

15b) Comments Although a significant proportion of the site is within a landscape area with low sensitivity to change, a small part of the site is within a landscape area with 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 the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

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

Visually Important Spaces

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

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

Country parks

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

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

Site ID KELV 805 - Employment

Area (Ha): 3.10

No. of dwellings:

Site Name Land SE of 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 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	SILV 809		
Area (Ha):	37.55	No. of dwellings:	1,125
Site Name	Land at Egypts Farm		

SA objective 1:

Create safe environments 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. Estimated housing capacity of 1125 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 anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 1125 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	Within 800m of Martin R H & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	SILV 809		
Area (Ha):	37.55	No. of dwellings:	1,125
Site Name	Land at Egypts Farm		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	The effect on publicly accessible open space has not been assessed by the BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	The BSC site assessment form does not mention retail provision, therefore no change assumed.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	Site is within 8km of Great Notley, Silver End, Coggeshall, Hatfield Peverel, Kelvedon and Witham Maltings Lane centres, in addition to the NW Braintree Growth Location.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect:	Negative effect (-)
5d) Comments	The site is further than 800m from an existing employment area.

Site ID	SILV 809		
Area (Ha):	37.55	No. of dwellings:	1,125
Site Name	Land at Egypts Farm		

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:	Significant negative effect with uncertainty (--?)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. However, the site is within a SSSI Impact Risk Zone for residential development of 100 units or more. 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 1125 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:	Positive effect (+)
8b) Comments	The site is adjacent to Silver End, which is classified as a Village with Services.

Site ID	SILV 809		
Area (Ha):	37.55	No. of dwellings:	1,125
Site Name	Land at Egypts Farm		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The eastern boundary of the site is within 400m of several bus stops served by a frequent service; estimated housing capacity of 1125 houses, therefore assumed to incorporate a new bus stop with at least infrequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access by a rural lane.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:	Significant positive effect (++)
9b) Comments	Estimated housing capacity of 1125 houses, therefore assumed to incorporate a new primary school; site is also within 800m of an existing primary school in Silver End.

Distance to a secondary school

9c) Effect:	Positive effect (+)
9d) Comments	The north and south of the site is within 4.8km travel distance of 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:	Negative effect (-)
10b) Comments	The site adjoins a conservation area and there are several listed buildings and a scheduled monument within the vicinity of the site. Development may be mitigated by reinforcing the boundary screening for existing heritage assets.

Site ID	SILV 809		
Area (Ha):	37.55	No. of dwellings:	1,125
Site Name	Land at Egypts Farm		

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	Significant proportion of site falls within Source Protection Zone 3.

Capacities in sewage network

12c) Effect:	Negative effect (-)
12d) Comments	The site is located within close proximity of SILV 385, which 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:	Negative effect (-)
13b) Comments	A small area of the site falls within Flood Zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

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

Site ID	SILV 809		
Area (Ha):	37.55	No. of dwellings:	1,125
Site Name	Land at Egypts Farm		

SA 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	A significant proportion of the site is in a landscape area with low sensitivity to change.

Proposed extension to Dedham Vale AONB

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	Negative effect (-)
15f) Comments	Site comprises greenfield land.

Visually Important Spaces

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not within a Visually Important Space.

Country parks

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

Site ID	SILV 809		
Area (Ha):	37.55	No. of dwellings:	1,125
Site Name	Land at Egypts Farm		

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 comprises 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	BOS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	The Rose and Crown PH site Masefield 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 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 an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	No / negligible effect (0)
2b) Comments	An allocation of up to 11 dwellings will not make a contribution to the delivery of affordable housing 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 further than 800m from the nearest GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	BOS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	The Rose and Crown PH site Masefield Road Braintree		

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

3e) Effect:	Uncertain effect (?)
3f) Comments	Not recorded in BDC site assessment form.

SA objective 4:

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

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Negative effect (-)
4d) Comments	Site is within Braintree but further than 800m from 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	Not within a Mineral Safeguarding Area.

Distances to main employment areas

5c) Effect:	Positive effect (+)
5d) Comments	The site is within 800m of Driberg Way Industrial Estate.

Site ID	BOS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	The Rose and Crown PH site Masefield Road 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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. The site is not located on greenfield land, as per the BDS site visit 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 at least one bus stop and a very small proportion of the site is within 800m of Braintree 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 within the Braintree Main Town.

Site ID	BOS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	The Rose and Crown PH site Masefield Road Braintree		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of at least one bus stop that is served by a frequent service, in addition to Braintree Railway Station.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues identified. Access by the urban residential street network.

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 two existing primary schools in Braintree.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km travel distance 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 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	BOS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	The Rose and Crown PH site Masefield Road Braintree		

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	Significant proportion of site falls within Source Protection Zone 3.

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 within 200m of the A12 or A120.

Site ID	BOS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	The Rose and Crown PH site Masefield Road Braintree		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

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

Proposed extension to Dedham Vale AONB

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	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 a Visually Important Space.

Country parks

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

Site ID	BOS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	The Rose and Crown PH site Masefield Road Braintree		

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	EARC 225		
Area (Ha):	2.25	No. of dwellings:	80
Site Name	Land rear of Halstead Road Earls Colne		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	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 within 500m of an anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	An allocation of up to 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	Within 800m of Martin R H & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	The site does not meet any of the ANG criteria.

Site ID	EARC 225		
Area (Ha):	2.25	No. of dwellings:	80
Site Name	Land rear of Halstead Road Earls Colne		

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:	No / negligible effect (0)
4b) Comments	No change in retail facilities.

Distances to local shops and services

4c) Effect:	Positive effect (+)
4d) Comments	Site is within 8km of Halstead, Coggeshall and Earls Colne centres.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	Significant negative effect (--)
5b) Comments	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect:	Negative effect (-)
5d) Comments	The site is further than 800m from an existing employment area.

Site ID	EARC 225		
Area (Ha):	2.25	No. of dwellings:	80
Site Name	Land rear of Halstead Road Earls Colne		

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:	No / negligible effect (0)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. The site is within a SSSI Impact Risk Zone for residential development but only for 100 dwellings or more and so is not relevant to this site. Site is 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 at least one bus stop.

SA objective 8:

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

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

8a) Effect:	Positive effect (+)
8b) Comments	The site is within Earls Colne, which is classified as a Village with Services.

Site ID	EARC 225		
Area (Ha):	2.25	No. of dwellings:	80
Site Name	Land rear of Halstead Road Earls Colne		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The northern boundary of the site is within 400m of at least one bus stop that is served by a frequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	It is possible to gain vehicular access to the site 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 an existing primary school in Earls Colne.

Distance to a secondary school

9c) Effect:	Positive effect (+)
9d) Comments	The site is within 4.8km travel distance 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	A small proportion of the site overlaps a conservation area and there are several listed buildings to the north east of the site. However, the effects on these have not been assessed by the BDC site visit.

Site ID	EARC 225		
Area (Ha):	2.25	No. of dwellings:	80
Site Name	Land rear of Halstead Road Earls Colne		

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	Significant proportion of site falls within Source Protection Zone 3.

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 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	EARC 225		
Area (Ha):	2.25	No. of dwellings:	80
Site Name	Land rear of Halstead Road Earls Colne		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect:	Negative effect (-)
15b) Comments	A significant proportion of the site is in a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

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

Greenfield site or Previously Developed Land (PDL)

15e) Effect:	Negative effect (-)
15f) Comments	Site comprises greenfield land.

Visually Important Spaces

15g) Effect:	No / negligible effect (0)
15h) Comments	The site is not within a Visually Important Space.

Country parks

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

Site ID	EARC 225		
Area (Ha):	2.25	No. of dwellings:	80
Site Name	Land rear of Halstead Road Earls Colne		

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 comprises grade 3 agricultural land.

Remediation of contaminated land

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

Site ID	Group A - BLAN 110, 114 and 116 - Residential		
Area (Ha):	117.25	No. of dwellings:	1,750
Site Name	Land east of Great Notley, Strategic Growth Location		

SA objective 1:

Create safe environments which improve quality of life and community cohesion

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

1a) Effect:	Positive effect (+)
1b) Comments:	No loss of existing facilities per BDC site visit forms. Estimated housing capacity of 1750 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 anaerobic digestion facility or 250m of a waste plant.

SA objective 2:

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

Delivery of affordable housing

2a) Effect	Significant positive effect (++)
2b) Comments	Allocation of 1750 homes will significantly contribute to the delivery of affordable housing.

SA objective 3:

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

Distance to nearest NHS GP surgery or hospital.

3a) Effect:	Positive effect (+)
3b) Comments	Within 800m of Little Waltham Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:	Uncertain negative effect (-?)
3d) Comments	Only one of ANG criteria met: Great Notley Country Park is within 2km travel distance.

Site ID Group A - BLAN 110, 114 and 116 - Residential

Area (Ha): 117.25

No. of dwellings: 1,750

Site Name Land east of Great Notley, Strategic Growth Location

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

3e) Effect: Positive effect (+)

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

SA objective 4:

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

Net increase or loss of retail provision on the site.

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

4b) Comments There will be no change to retail provision in BLAN 110, 114, 116 and 117.

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: Significant negative effect (--)

5b) Comments A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect: Positive effect (+)

5d) Comments Small parts of the north of the site are within 800m of existing employment areas in the south of Braintree and on the western edge of Great Notley.

Site ID	Group A - BLAN 110, 114 and 116 - Residential		
Area (Ha):	117.25	No. of dwellings:	1,750
Site Name	Land east of Great Notley, Strategic Growth Location		

Broadband availability

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

SA objective 6:

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

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:	Significant negative effect with uncertainty (--?)
6b) Comments	Site not within a designated site, nor within 100m of a designated site. However, the site is within a SSSI Impact Risk Zone for residential development of 100 units or more. Majority of site is greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:	Significant positive effect (++)
7b) Comments	Estimated housing capacity of 1750 houses, therefore assumed to incorporate a bus stop with at least one bus per day, seven days per week.

SA objective 8:

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

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

8a) Effect:	Significant positive effect (++)
8b) Comments	Allocation directly adjacent to Main Town of Braintree, Bocking and Great Notley. It also adjoins the border with Chelmsford Borough but is not adjacent to any additional service centres in that Borough.

Site ID	Group A - BLAN 110, 114 and 116 - Residential		
Area (Ha):	117.25	No. of dwellings:	1,750
Site Name	Land east of Great Notley, Strategic Growth Location		

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The western boundary of the site is within 400m of several bus stop. Furthermore, Great Notley and Braintree are served by a frequent service; estimated housing capacity of 1750 houses, therefore assumed to incorporate a new bus stop with at least infrequent service.

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No access issues for majority of site; small parts have difficult vehicle access via narrow track.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:	Significant positive effect (++)
9b) Comments	Estimated housing capacity of 1750 houses, therefore assumed to incorporate a new primary school; site is also within 800m 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 2.4km 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.

Site ID Group A - BLAN 110, 114 and 116 - Residential

Area (Ha): 117.25

No. of dwellings: 1,750

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: Uncertain effect (?)

12b) Comments Significant proportion of site falls within Source Protection Zone 3.

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments Although this site is not entirely covered by the BDC water cycle study, BLAN 114 (which covers a large proportion of the site) scored red in the wastewater network RAG assessment. It is therefore assumed that there is limited capacity in the network, hence a solution is required to prevent further CSO discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments 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 Only a small proportion of the site is within 200m of the A120.

Site ID Group A - BLAN 110, 114 and 116 - Residential

Area (Ha): 117.25

No. of dwellings: 1,750

Site Name Land east of Great Notley, Strategic Growth Location

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect: Negative effect (-)

15b) Comments A significant proportion of the site is in a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

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

15d) Comments Allocation is not located within proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Majority of site is greenfield land.

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 - BLAN 110, 114 and 116 - Residential

Area (Ha): 117.25

No. of dwellings: 1,750

Site Name Land east of Great Notley, Strategic Growth Location

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

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

16b) Comments Approximately one third of the site is on grade 1 or grade 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 and 116 - Employment

Area (Ha): 117.25

No. of dwellings:

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: Site is not within 500m of an anaerobic digestion facility 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 - BLAN 110, 114 and 116 - Employment

Area (Ha): 117.25

No. of dwellings:

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: No / negligible effect (0)

4b) Comments There will be no change to retail provision in BLAN 110, 114, 116 and 117.

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: Significant negative effect (--)

5b) Comments A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.

Distances to main employment areas

5c) Effect: NOT ASSESSED

5d) Comments N/A

Site ID Group A - BLAN 110, 114 and 116 - Employment

Area (Ha): 117.25

No. of dwellings:

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: No / negligible effect (0)

6b) Comments Site not within a designated site, nor within 100m of a designated site. Although the site is within a SSSI Impact Risk Zone for residential development of 100 units or more, this is not relevant to its proposed use as an employment site. 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 with uncertainty (++?)

7b) Comments The site is also allocated for more than 700 dwellings. Therefore, a new bus stop is assumed to be provided on the site. The effect is recorded as uncertain because the actual effect will depend on where employment 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 with uncertainty (++?)

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. Due to the large size of the site, effects will depend on the exact location of employment development within the site.

Site ID Group A - BLAN 110, 114 and 116 - Employment

Area (Ha): 117.25

No. of dwellings:

Site Name Land east of Great Notley, Strategic Growth Location

Distance to and regularity of public transport

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

8d) Comments The site is also allocated for more than 700 dwellings therefore a new bus stop is assumed to be provided on the site. The effect is recorded as uncertain because the actual effect will depend on where employment development is located within the site.

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: 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 - BLAN 110, 114 and 116 - Employment

Area (Ha): 117.25

No. of dwellings:

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: Uncertain effect (?)

12b) Comments Significant proportion of site falls within Source Protection Zone 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 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 the site is within 200m of the A120. The actual effect will depend on where development is located within the site.

Site ID	Group A - BLAN 110, 114 and 116 - Employment		
Area (Ha):	117.25	No. of dwellings:	
Site Name	Land east of Great Notley, Strategic Growth Location		

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

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

15a) Effect: Negative effect with uncertainty (-?)

15b) Comments A significant proportion of the site is in a landscape area with moderate sensitivity to change. The 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 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.

Site ID Group A - BLAN 110, 114 and 116 - Employment

Area (Ha): 117.25

No. of dwellings:

Site Name Land east of Great Notley, Strategic Growth Location

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

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

16b) Comments Approximately one third of the site is on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

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

16d) Comments Land is not contaminated.