Site ID BCBG 147A

Area (Ha): 0.03 No. of dwellings: 11

Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA

# **SA objective 1:**

Site Name

# Create safe environments 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 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 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.

BCBG 147A Site ID Area (Ha): No. of dwellings: 0.03 11 Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) 3e) Effect: Uncertain effect (?) Not recorded in BDC site assessment form. 3f) Comments **SA objective 4:** To promote the vitality and viability of all service centres throughout the District Net increase or loss of retail provision on the site. No / negligible effect (0) 4a) Effect: No change in retail facilities. 4b) Comments Distances to local shops and services 4c) Effect: Positive effect (+) Within 800m of Braintree Town Centre. 4d) Comments **SA objective 5:** To achieve sustainable levels of prosperity and economic growth Sterilisation of mineral reserves 5a) Effect: No / negligible effect (0) 5b) Comments 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.

BCBG 147A Site ID Area (Ha): No. of dwellings: 0.03 11 Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA Site Name **SA objective 12:** To improve water quality and address water scarcity and sewerage capacity Groundwater Source Protection Zone (SPZ) Uncertain effect (?) 12a) Effect: 12b) Comments Significant proportion of site falls within Source Protection Zone 3. Capacities in sewage network 12c) Effect: Uncertain effect (?) assessed by WCS, hence effects uncertain. **SA objective 13:** To reduce the risk of flooding Sites within an area of high flood risk No / negligible effect (0) 13a) Effect: 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 No / negligible effect (0) 14a) Effect: 14b) Comments The site is not within 200m of the A12 or A120.

BCBG 147A Site ID Area (Ha): 0.03 No. of dwellings: 11 Unit 1 The Mazes East Street Braintree 20/01118/COUPA 20/01119/COUPA Site Name SA 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments 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 No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

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 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 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.

**BOCN 750** Site ID Area (Ha): No. of dwellings: 0.29 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 (+) No loss of public open space as per BDC site assessment form. 3f) Comments **SA objective 4:** To promote the vitality and viability of all service centres throughout the District Net increase or loss of retail provision on the site. 4a) Effect: No / negligible effect (0) No change in retail facilities. 4b) Comments 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 BOO	CN 750		
Area (Ha):	0.29	No. of dwellings: 18	
Site Name Fole	ey House 115 High Garrett Bocking		
Broadband avail	ability		
5e) Effect:	Significant positive effect (++)		
5f) Comments	Fibre broadband available.		
SA objective	6:		
To conserve and	l enhance the biological and geologica	l diversity of the environment	
T	anakad wildifa aikaa ay Arabank IVI adla	d	
	gnated wildlife sites or Ancient Woodla	na 	
6a) Effect:	No / negligible effect (0)		
6b) Comments			
SA objective	<b>7</b> :		
-	e sustainable transport choices and u	ptake	
Distance to publ	ic transport		
7a) Effect:	Positive effect (+)		
7b) Comments	The site is within 400m of at least o	no hus 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 (?)

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.

**BOCN 750** Site ID Area (Ha): No. of dwellings: 0.29 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Positive effect (+) The site is located on previously developed land. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

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.

# **SA** objective 1:

# Create safe environments 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 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 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.

**BRAW 751** Site ID Area (Ha): No. of dwellings: 0.21 12 263 Rayne Road Braintree Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) 3e) Effect: Positive effect (+) No loss of public open space as per BDC site assessment form. 3f) Comments **SA objective 4:** To promote the vitality and viability of all service centres throughout the District Net increase or loss of retail provision on the site. 4a) Effect: Uncertain effect (?) BRAW 751 contains a car dealership. Therefore, effect recorded as uncertain. 4b) Comments Distances to local shops and services 4c) Effect: Positive effect (+) Within 800m of Braintree Town Centre. 4d) Comments **SA objective 5:** To achieve sustainable levels of prosperity and economic growth Sterilisation of mineral reserves 5a) Effect: No / negligible effect (0) 5b) Comments 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.

Area (Ha):			
	0.21	No. of dwellings:	12
Site Name 263	Rayne Road Braintree		
Broadband avail	lability		
5e) Effect:	Significant positive effect (++)		
5f) Comments	Fibre broadband available.		
SA objective To conserve and	6: d enhance the biological and geologica	l diversity of the environmer	t
-	gnated wildlife sites or Ancient Woodla	nd	
6a) Effect:	No / negligible effect (0)		
6b) Comments	Site not within a designated site, nor site is within a SSSI Impact Risk Zor 100 dwellings or more and so is not located on greenfield land, as per the	ne for residential developmer relevant to this site. The site	t but only for
SA objective To promote mo	re sustainable transport choices and up	ptake	
7a) Effect:	Positive effect (+)		
7b) Comments	The site is within 400m of at least or	ne bus stop.	
SA objective	8: ibility and ensure the necessary transp	port infrastructure to support	new
Promote access development  Is the allocation	within or directly adjacent to a settlen silities, as identified by the Local Plan set Significant positive effect (++)		provision of

#### 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.

# **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	BRAV	/ 751			
Area (Ha):	(	0.21		No. of dwellings	s: 12
Site Name	263 R	ayne Road Bra	intree		
SA objectiv			quality of landscapes	and townscapes	
High sensitiv	ity to	change per	the Landscape Charac	ter Assessment (LCA)	
15a) Effect:		No / negligit	le effect (0)		
15b) Comme	ents	The site is Ic	cated entirely within a	an urban area.	
Proposed ext	tensio	on to Dedhan	n Vale AONB		
15c) Effect:		No / negligib	le effect (0)		
15d) Comme		The site is no AONB.	ot located within the p	proposed extension to the [	Dedham Vale
Greenfield sit	te or	Previously D	eveloped Land (PDL)		
15e) Effect:		Positive effe	ct (+)		
15f) Commer	nts	The site is lo	cated on previously d	eveloped land.	
Visually Impo	ortan	t Spaces			
15g) Effect:		No / negligib	le effect (0)		
15h) Comme	ents	The site is n	ot within a Visually Im	portant Space.	
Country park	(S				
15i) Effect:		No / negligit	le effect (0)		
15j) Commer	nts	The site is n	ot within a country pa	rk.	

# **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

SA objective 1:

Site Name

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

Former Courtauld Boiler Building Factory Lane West Halstead

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 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 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.

HATR 752 - Residential Site ID Area (Ha): 0.20 No. of dwellings: 22 Former Courtauld Boiler Building Factory Lane West Halstead Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) 3e) Effect: Uncertain effect (?) Not recorded in BDC site assessment form. 3f) Comments **SA objective 4:** To promote the vitality and viability of all service centres throughout the District Net increase or loss of retail provision on the site. No / negligible effect (0) 4a) Effect: No change in retail facilities. 4b) Comments Distances to local shops and services 4c) Effect: Positive effect (+) Within 800m of Halstead Town Centre. 4d) Comments **SA objective 5:** To achieve sustainable levels of prosperity and economic growth Sterilisation of mineral reserves 5a) Effect: No / negligible effect (0) 5b) Comments 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 currenly vacant and will therefore not result in the loss of employment land.

	ATR 752 - Residential
Area (Ha):	0.20 No. of dwellings: 22
Site Name Fo	rmer Courtauld Boiler Building Factory Lane West Halstead
Broadband ava	ilability
5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre broadband available.
	e 6: Ind enhance the biological and geological diversity of the environment  Signated 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.
To promote mo	ore sustainable transport choices and uptake
To promote m	ore sustainable transport choices and uptake
To promote m	ore sustainable transport choices and uptake  olic transport  Positive effect (+)

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.

HATR 752 - Residential Site ID No. of dwellings: Area (Ha): 0.20 22 Former Courtauld Boiler Building Factory Lane West Halstead Site Name SA 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments 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 No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

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	IATR 752 – Employment
Area (Ha):	0.20 No. of dwellings:
Site Name	ormer Courtauld Boiler Building Factory Lane West Halstead
SA objecti Create safe	e 1: nvironments which improve quality of life and community cohesion
Provision or centres	nhancement of dedicated community facilities such as village halls and community
1a) Effect:	No / negligible effect (0)
1b) Comme	No loss of existing facilities per BDC site visit forms.
Minimisation	of exposure to noise and odour emiissions, dust and pests.
1c) Effect:	No / negligible effect (0)
1d) Commer	s: Site is not within 500m of an anaerobic digestion facility or 250m of a waste plant.
·	fordable housing
2a) Effect 2b) Comme	NOT ASSESSED s N/A
	e 3:  ne health of the District's residents and mitigate/reduce potential health inequalit  earest NHS GP surgery or hospital.
3a) Effect:	NOT ASSESSED
3b) Comme	s N/A
Distances to	publicly accessible natural greenspace (ANG)
3c) Effect:	NOT ASSESSED
3d) Commer	s 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) Commen	Not recorded in BDC site assessment form.
SA objecti To promote	ve 4: the vitality and viability of all service centres throughout the District
Net increase	or loss of retail provision on the site.
4a) Effect:	No / negligible effect (0)
4b) Commer	No change in retail facilities.
Distances to	local shops and services
4c) Effect:	NOT ASSESSED
4d) Commer	nts N/A
SA objecti	
To achieve s	ustainable levels of prosperity and economic growth
Sterilisation	of mineral reserves
5a) Effect:	No / negligible effect (0)
5b) Commer	Not within a Mineral Safeguarding Area.
Distances to	main employment areas
5c) Effect:	NOT ASSESSED
5d) Commer	nts 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 No. of dwellings: Area (Ha): 0.20 Former Courtauld Boiler Building Factory Lane West Halstead Site Name 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.

HATR 752 – Employment Site ID No. of dwellings: Area (Ha): 0.20 Former Courtauld Boiler Building Factory Lane West Halstead Site Name **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 No / negligible effect (0) 14a) Effect: 14b) Comments The site is not within 200m of the A12 or A120.

HATR 752 – Employment Site ID No. of dwellings: Area (Ha): 0.20 Former Courtauld Boiler Building Factory Lane West Halstead Site Name SA 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments 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 No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

Site ID HATR 752 – Employment

Area (Ha): 0.20

Former Courtauld Boiler Building Factory Lane West Halstead

# **SA objective 16:**

Site Name

# 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

No. of dwellings:

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 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 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 O	ld Pool Club 49 Braintree Road									
Net increase	e or los	ss of publicly accessible open space (	including recreation space an	d allotments)							
3e) Effect:		Uncertain effect (?)									
3f) Commen	nts	Not recorded in BDC site assessment form.									
SA objecti	ivo 4										
_		tality and viability of all service cent	tres throughout the District								
Net increase	e or los	ss of retail provision on the site.									
4a) Effect:		No / negligible effect (0)									
4b) Comme	nts	No change in retail facilities.									
Distances to	o local	shops and services									
4c) Effect:		Positive effect (+)									
4d) Comme	nts	Within 800m of Witham Town Centre.									
SA objecti											
i o acnieve s	sustair	nable levels of prosperity and econo	mic growth								
Sterilisation	of mir	neral reserves									
5a) Effect:		No / negligible effect (0)									
5b) Comme	nts	Not within a Mineral Safeguarding A	rea.								
Distances to	main	employment areas									
5c) Effect:		Positive effect (+)									
5d) Commer		The site is within 800m of Eastways Areas and the Freebournes/Perry Ro		Industrial							
			-								

Site ID W	/ITN 755							
Area (Ha):	0.09 No. of dwellings: 10							
Site Name Th	ne Old Pool Club 49 Braintree Road							
Broadband ava	ailability							
5e) Effect:	Significant positive effect (++)							
5f) Comments	Fibre broadband available.							
SA objective To conserve an	e 6: nd enhance the biological and geological diversity of the environment							
Impacts on des	signated 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 To promote me	ore sustainable transport choices and uptake							
7a) Effect:	Positive effect (+)							
7b) Comments	The site is within 400m of at least one bus stop and within 800m of Witham train station.							
development  Is the allocatio	e 8: ssibility and ensure the necessary transport infrastructure to support new on within or directly adjacent to a settlement that has a high level of provision of acilities, as identified by the Local Plan settlement hierarchy?							
8a) Effect:	Significant positive effect (++)							
8b) Comments								

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 V	ITN 755
Area (Ha):	0.09 No. of dwellings: 10
Site Name T	ne Old Pool Club 49 Braintree Road
SA objective To maintain a	e 15: nd enhance the quality of landscapes and townscapes
High sensitivit	to change per the Landscape Character Assessment (LCA)
15a) Effect:	No / negligible effect (0)
15b) Commen	The site is located entirely within an urban area.
Proposed exte	nsion to Dedham Vale AONB
15c) Effect:	No / negligible effect (0)
15d) Commen	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) Comment	The site is located on previously developed land as per BDC site assessment form.
Visually Impor	tant Spaces
15g) Effect:	No / negligible effect (0)
15h) Commen	The site is not within a Visually Important Space.
Country parks	
15i) Effect:	No / negligible effect (0)
15j) Comment	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:

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

825

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

1b) Comments: No change in community facilities.

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 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.

BOS 6H Site ID Area (Ha): No. of dwellings: 43.44 825 Branoc Park, Land West of Panfield Lane NW Braintree Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) Uncertain effect (?) 3e) Effect: Not recorded in BDC site assessment form. 3f) Comments **SA** objective 4: To promote the vitality and viability of all service centres throughout the District Net increase or loss of retail provision on the site. No / negligible effect (0) 4a) Effect: No change in retail facilities. 4b) Comments Distances to local shops and services 4c) Effect: Positive effect (+) Within 800m of Braintree Town Centre. 4d) Comments **SA objective 5:** To achieve sustainable levels of prosperity and economic growth Sterilisation of mineral reserves 5a) Effect: Significant negative effect (--) A significant proportion of the site falls within a Minerals Safeguarding Area 5b) Comments 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:

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

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.

BOS 6H Site ID Area (Ha): No. of dwellings: 43.44 825 Branoc Park, Land West of Panfield Lane NW Braintree Site Name **SA objective 12:** To improve water quality and address water scarcity and sewerage capacity Groundwater Source Protection Zone (SPZ) Negative effect (-) 12a) Effect: 12b) Comments More than 25% of site falls within Source Protection Zone 2. Capacities in sewage network 12c) Effect: Significant negative effect (--) Site scored red in the wastewater network RAG assessment. This means that 12d) Comments 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 No / negligible effect (0) 14a) Effect:

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

BOS 6H Site ID Area (Ha): No. of dwellings: 43.44 825 Branoc Park, Land West of Panfield Lane NW Braintree Site Name **SA 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Negative effect (-) Majority of site is greenfield land. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

Site ID

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.

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 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 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.

Group L (FEER 230, 232 & 233B) - Residential Site ID Area (Ha): 55.81 No. of dwellings: 835 Land south of Feering/west of A12, Feering Strategic Growth Location Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) Positive effect (+) 3e) 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) No change to retail provision as per BDC site assessment form. 4b) Comments 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 Name Land south of Feering/west of A12, Feering Strategic Growth Location

#### Broadband availability

Area (Ha):

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

5f) Comments Fibre broadband available.

55.81

## **SA 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

No. of dwellings:

835

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.

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 (++)

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

835

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 vicintity 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.

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.

Group L (FEER 230, 232 & 233B) - Residential Site ID Area (Ha): No. of dwellings: 55.81 835 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 No / negligible effect (0) 15c) Effect: 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 (-) Majority of the site is located on greenfield land as per BDC site assessment 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not located within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0)

The site is not located within a country park.

15j) Comments

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: 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 lcoated on contaminated land, however it is unknown

835

whether remediation will be required.

Site ID Gro	roup L (FEER 230, 232 & 233B) - Employment								
Area (Ha):	55.81 No. of dwellings: d south of Feering/west of A12, Feering Strategic Growth Location								
Site Name Land									
SA objective Create safe envi	1: ironments which improve quality of life and community cohesion								
Provision or enha centres	ancement of dedicated community facilities such as village halls and community								
1a) Effect:	No / negligible effect (0)								
1b) Comments:	No loss of existing facilities per BDC site visit forms.								
Minimisation of e	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.								
Delivery of afford	dable housing  NOT ASSESSED								
2b) Comments	N/A								
25) comments									
SA objective in the limit of th	3: health of the District's residents and mitigate/reduce potential health inequalitie								
Distance to near	rest NHS GP surgery or hospital.								
3a) Effect:	NOT ASSESSED								
3b) Comments N/A									
Distances to pub	olicly 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	e or loss of publicly accessible open space (including recreation space and allotments)							
3e) Effect:	Positive effect (+)							
3f) Commer	No loss of public open space as per BDC site assessment from.							
SA object	ive 4: the vitality and viability of all service centres throughout the District							
Net increase	e or loss of retail provision on the site.							
4a) Effect:	No / negligible effect (0)							
4b) Comme	No change to retail provision as per BDC site assessment form.							
Distances to 4c) Effect:	NOT ASSESSED							
4d) Comme	ents N/A							
SA object	ive 5: sustainable levels of prosperity and economic growth							
Sterilisation	o of mineral reserves							
5a) Effect:	Significant negative effect ()							
5b) Comme	A significant proportion of the site falls within a Minerals Safeguarding Area for Sand and Gravel.							
Distances to	o main employment areas							
5c) Effect:	NOT ASSESSED							
5d) Comme	ents 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

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

No. of dwellings:

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 vicintiy 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.

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

Area (Ha): 55.81

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

No. of dwellings:

## **SA objective 12:**

Site Name

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

Groundwater Source Protection Zone (SPZ)

Uncertain effect (?) 12a) 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

Negative effect with uncertainty (-?) 13a) Effect:

A small proportion of the site is within Flood Zone 3. Effects would depend on 13b) Comments

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.

Group L (FEER 230, 232 & 233B) - Employment Site ID Area (Ha): 55.81 No. of dwellings: Land south of Feering/west of A12, Feering Strategic Growth Location Site Name **SA 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 No / negligible effect (0) 15c) Effect: 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 (-) The site is located on greenfield land as per BDC site assessment form. 15f) Comments Visually Important Spaces

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

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.

Group J (BOCN 132) - Residential Site ID

65.86

Area (Ha):

Land at Straits Mill off Broad Road Bocking Site Name

## **SA objective 1:**

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

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

Positive effect (+) 1a) Effect:

No loss of existing community facilities as per BDC site visit form. Estimated 1b) Comments:

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

No. of dwellings:

1,000

week.

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

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

Site is not within 500m of an anaerobic digestion facility or 250m of a waste 1d) Comments:

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.

Group J (BOCN 132) - Residential Site ID Area (Ha): 65.86 No. of dwellings: 1,000 Land at Straits Mill off Broad Road Bocking Site Name Distances to publicly accessible natural greenspace (ANG) 3c) Effect: Uncertain negative effect (-?) Only one of ANG criteria met: River Blackwater SANG is within 300m of site. 3d) Comments 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

65.86

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

Area (Ha):

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

No. of dwellings:

1,000

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.

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

**SA objective 8:** 

Site Name

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

Is the allocation within or directly adjacent 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 (++)

The site is within 400m of several bus stops and Bocking North has a frequent 8d) Comments

service; estimated housing capacity of 1000 houses, therefore assumed to

incorporate a new bus stop with at least an infrequent service.

## Highways access information

Positive effect (+) 8e) 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 (++)

Estimated housing capacity of 1000 houses, therefore assumed to incorporate 9b) Comments

a new primary school; site is also within 800m of an existing primary school.

### Distance to a secondary school

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

Part of the site is within 2.4km of a secondary school. 9d) Comments

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.

Group J (BOCN 132) - Residential Site ID Area (Ha): 65.86 No. of dwellings: 1,000 Land at Straits Mill off Broad Road Bocking Site Name **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 No / negligible effect (0) 15g) Effect: The site is not located on visually important space. 15h) Comments

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	Grou	Group J (BOCN 132) – Employment									
Area (Ha):		65.86		No. of dwellings:							
Site Name	Land	at Straits	Mill o	ff Broad Road	l Bocking						
SA objecti Create safe			s whic	ch improve q	quality of lif	e and c	ommun	ity cohe	esion		
Provision or centres	enha	ncement	of de	edicated com	nmunity fac	cilities su	uch as v	village h	alls an	d comm	nunity
1a) Effect:		No / negligible effect (0)									
1b) Comments:		No loss of existing facilities per BDC site assessment form.									
Minimisation	of e	xposure	to noi	ise and odou	ır emiission	s, dust	and pes	sts.			
1c) Effect:		No / ne	gligib	ole effect (0)							
1d) Commer	nts:	Site is not within 500m of an anaerobic digestion facility or 250m of a waste plant.									
SA objecti To provide e	every	one with		opportunity t	to live in a	decent	home				
2a) Effect		NOT AS		SED							
2b) Commer	nts	N/A	)JLJJ								
SA objecti			41 D		dkd -		<i>(</i>		:-! b	lale :	
To improve						mugate	erreduce	e potent	idi ned	itii ineq	quanties
Distance to I	neare	est NHS (	GP sui	rgery or hos	pital.						
3a) Effect:		NOT AS	SESS	SED							
3b) Commer	nts	N/A									
Distances to	pubi	licly acce	ssible	natural gree	enspace (A	NG)					
3c) Effect:		NOT AS	SESS	SED							
3d) Comments N/A											

Site ID	Group J (BOCN 132) – Employment								
Area (Ha):	No. of dwellings:								
Site Name	and at Straits Mill off Broad Road Bocking								
Net increase	or loss of publicly accessible open space (including recreation space and allotment	s)							
3e) Effect:	Uncertain effect (?)								
3f) Commen	Not recorded in BDC site assessment form.								
	he vitality and viability of all service centres throughout the District								
	or loss of retail provision on the site.								
4a) Effect:	No / negligible effect (0)								
4b) Commer	No change in retail facilities.								
Distances to	local shops and services								
4c) Effect:	NOT ASSESSED								
4d) Commer	n/A								
SA objecti To achieve s	re 5: ustainable levels of prosperity and economic growth								
Sterilisation	of mineral reserves								
5a) Effect:	Significant negative effect ()								
5b) Commer	A significant proportion of the site falls within a Minerals Safeguarding Area.								
Distances to	main employment areas								
5c) Effect:	NOT ASSESSED								
5d) Commer	TS N/A								

Site ID Group J (BOCN 132) – Employment

Area (Ha): 65.86

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

No. of dwellings:

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 developmet 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.

Group J (BOCN 132) – Employment Site ID No. of dwellings: Area (Ha): 65.86 Land at Straits Mill off Broad Road Bocking Site Name Distance to and regularity of public transport 8c) Effect: Significant positive effect with uncertainty (++?) The north-south west boundary of the site is within 400m of several bus stops 8d) Comments 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 (+) No access issue identified. Road is a straight single carriageway. 8f) Comments **SA objective 9:** To improve the education and skills of the population Distance to a primary school 9a) Effect: **NOT ASSESSED** 9b) Comments 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 (?)

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

10b) Comments

form.

Group J (BOCN 132) – Employment Site ID No. of dwellings: Area (Ha): 65.86 Land at Straits Mill off Broad Road Bocking Site Name **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 No / negligible effect (0) 13a) Effect: 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 No / negligible effect (0) 14a) Effect: 14b) Comments None of the site is within 200m of the A12 or A120.

Group J (BOCN 132) – Employment Site ID Area (Ha): No. of dwellings: 65.86 Land at Straits Mill off Broad Road Bocking Site Name **SA 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 No / negligible effect (0) 15c) Effect: 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 (-) The site is located on greenfield land as per the BDC assessment. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 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 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 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.

GGHR 801 Site ID Area (Ha): No. of dwellings: 5.35 156 Land West of Blamsters Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) Uncertain effect (?) 3e) Effect: Not recorded in BDC site assessment form. 3f) Comments **SA objective 4:** To promote the vitality and viability of all service centres throughout the District Net increase or loss of retail provision on the site. No / negligible effect (0) 4a) Effect: No change in retail facilities. 4b) Comments Distances to local shops and services 4c) Effect: Positive effect (+) A small portion of the site is within 800m of Halstead Town Centre. 4d) Comments **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 GGH	IR 801			
Area (Ha):	5.35	No. of dwellings:	156	
Site Name Lan	d West of Blamsters			
Broadband avail	ability			
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				
6a) Effect:	gnated wildlife sites or Ancient Wood  Significant negative effect with unc			
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.			
To promote mor	e sustainable transport choices and	uptake		
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 T	own.		

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 (?)

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.

GGHR 801 Site ID Area (Ha): No. of dwellings: 5.35 156 Land West of Blamsters Site Name **SA 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Negative effect (-) The site is located on greenfield land as per BDC site assessment form. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

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 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 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.

HASA 802 Site ID Area (Ha): No. of dwellings: 1.21 36 Land Adj Moys allotments, Halstead Site Name 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) No change in retail facilities. 4b) Comments Distances to local shops and services 4c) Effect: Positive effect (+) The site is within 800m of Halstead town centre. 4d) Comments **SA objective 5:** To achieve sustainable levels of prosperity and economic growth Sterilisation of mineral reserves 5a) Effect: No / negligible effect (0) 5b) Comments 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 Insutrial Area.

	ASA 802				
Area (Ha):	1.21	No. of dwellings:	36		
Site Name L	and Adj Moys allotments, Halstead				
Broadband av	ailability				
5e) Effect:	Significant positive effect (++)				
5f) Comments	Fibre broadband available.				
SA objectiv To conserve a	e 6: nd enhance the biological and geological dive	ersity of the environmer	ıt		
•	signated wildlife sites or Ancient Woodland				
6a) Effect: Negative effect (-)					
6b) Comment	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.				
	,	is not relevant to this s	site. Site is		
	greenfield land.  e 7:  nore sustainable transport choices and uptake		site. Site is		
To promote n	greenfield land.  e 7:  nore sustainable transport choices and uptake		site. Site is		
To promote m	greenfield land.  e 7: hore sustainable transport choices and uptake ublic transport  Positive effect (+)		site. Site is		
To promote m  Distance to pu  7a) Effect:  7b) Comment  SA objectiv  Promote accedevelopment  Is the allocation	greenfield land.  e 7: nore sustainable transport choices and uptake ablic transport  Positive effect (+)  The site is within 400m of at least one bu	s stop.  Infrastructure to support	: new		

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

assessement 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.

HASA 802 Site ID Area (Ha): No. of dwellings: 1.21 36 Land Adj Moys allotments, Halstead Site Name **SA** objective 12: To improve water quality and address water scarcity and sewerage capacity Groundwater Source Protection Zone (SPZ) Uncertain effect (?) 12a) Effect: 12b) Comments The site falls within Source Protection Zone 3. Capacities in sewage network 12c) Effect: Uncertain effect (?) assessed by WCS, hence effects uncertain. **SA objective 13:** To reduce the risk of flooding Sites within an area of high flood risk Negative effect (-) 13a) 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 No / negligible effect (0) 14a) Effect: 14b) Comments The site is not within 200m of the A12 or A120.

HASA 802 Site ID Area (Ha): No. of dwellings: 1.21 36 Land Adj Moys allotments, Halstead Site Name **SA 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Negative effect (-) The site is located on greenfield land as per BDC site assessment form. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

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

# **SA objective 1:**

Site Name

# Create safe environments 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.

Land SE of London Road, Kelvedon

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 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.

KELV 805 - Residential Site ID Area (Ha): No. of dwellings: 3.10 75 Land SE of London Road, Kelvedon Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) Uncertain effect (?) 3e) Effect: Not recorded in BDC site assessment form. 3f) Comments **SA objective 4:** To promote the vitality and viability of all service centres throughout the District Net increase or loss of retail provision on the site. No / negligible effect (0) 4a) Effect: No change in retail facilities. 4b) Comments Distances to local shops and services 4c) Effect: Positive effect (+) The site is within 8km of Kelveden and Witham. 4d) Comments **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.

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

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.

KELV 805 - Residential Site ID Area (Ha): No. of dwellings: 3.10 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) The site is not located within the proposed extension to the Dedham Vale 15d) Comments AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Negative effect (-) The site is located on majority greenfield land as per BDC site assessment 15f) Comments form. Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0)

The site is not within a country park.

15j) Comments

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	<elv -<="" 805="" th=""><th>- Employment</th><th></th><th></th><th></th><th></th><th></th></elv>	- Employment					
Area (Ha):	3.10			١	lo. of dwelling	s:	
Site Name	₋and SE of	London Road, K	elvedon				
SA objectiv		ents which imp	prove quality of l	ife and con	nmunity cohes	ion	
Provision or e centres	enhancem	nent of dedicat	ed community fa	ncilities sucl	n as village ha	lls and comm	nunity
1a) Effect:	No ,	/ negligible eff	ect (0)				
1b) Comment	is: No	change in com	munity facilities.				
Minimisation	of exposi	ure to noise an	d odour emiissio	ns, dust an	d pests.		
1c) Effect:	No ,	/ negligible eff	ect (0)				
1d) Comment	ts: Site plar		500m of an anae	robic diges	tion facility or	250m of a w	aste
Delivery of af	fordable	housing	tunity to live in a	a decent ho	me		
2a) Effect		Γ ASSESSED					
2b) Comment							
SA objective To improve the		of the Distric	t's residents and	mitigate/re	educe potentia	ıl health ineq	<sub>l</sub> ualities
Distance to n	earest NH	HS GP surgery	or hospital.				
3a) Effect:	NOT	Γ ASSESSED					
3b) Comment	ts N/A						
Distances to p	publicly a	occessible natu	ral greenspace (/	ANG)			
3c) Effect:	NOT	Γ ASSESSED					
3d) Comment	ts N/A						

Site ID	KELV 805 - Employment
Area (Ha):	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	
SA objectiv	
To promote t	the vitality and viability of all service centres throughout the District
Net increase	or loss of retail provision on the site.
4a) Effect:	No / negligible effect (0)
4b) Comment	ts No change in retail facilities.
Distances to I	local shops and services
4c) Effect:	NOT ASSESSED
4d) Comment	ts N/A
SA objectiv	ve 5:
To achieve su	ustainable levels of prosperity and economic growth
Sterilisation of	of mineral reserves
5a) Effect:	Significant negative effect ()
5b) Comment	, ,
	for Sand and Gravel.
Distances to I	main employment areas
5c) Effect:	NOT ASSESSED
5d) Comment	ts 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.

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

KELV 805 - Employment Site ID No. of dwellings: Area (Ha): 3.10 Land SE of London Road, Kelvedon Site Name **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 No / negligible effect (0) 14a) Effect: 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:

SA objective 15:

Site Name

# To maintain and enhance the quality of landscapes and townscapes

Land SE of London Road, Kelvedon

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

15q) 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

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

No. of dwellings:

1,125

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 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:

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.

1,125

# 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.

SILV 809 Site ID Area (Ha): No. of dwellings: 37.55 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 propotion of the site is in a landscape area with low sensitivity to change. Proposed extension to Dedham Vale AONB No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Negative effect (-) Site comprises greenfield land. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

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 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 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	e or loss of publicly accessible open space (including recreation space and	allotments)
3e) Effect:	Uncertain effect (?)	
3f) Commer	Not recorded in BDC site assessment form.	
SA object	ive 4:	
To promote	the vitality and viability of all service centres throughout the District	
Net increase	e or loss of retail provision on the site.	
4a) Effect:	a) Effect: No / negligible effect (0)	
4b) Comme	nts No change in retail facilities.	
	o local shops and services	
4c) Effect:	Negative effect (-)	
4d) Comme	nts Site is within Braintree but further than 800m from the primary sho	pping area.
SA object	ive 5: sustainable levels of prosperity and economic growth	
Sterilisation	of mineral reserves	
5a) Effect:	No / negligible effect (0)	
5b) Comme	nts Not within a Mineral Safeguarding Area.	
Distances to	main employment areas	
5c) Effect:	Positive effect (+)	
5d) Comme	The site is within 800m of Driberg Way Industrial Estate.	

**BOS 35** Site ID Area (Ha): No. of dwellings: 0.09 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 (++)

Site is within the Braintree Main Town. 8b) Comments

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.

BOS 35 Site ID Area (Ha): No. of dwellings: 0.09 11 The Rose and Crown PH site Masefield Road Braintree Site Name **SA objective 12:** To improve water quality and address water scarcity and sewerage capacity Groundwater Source Protection Zone (SPZ) Uncertain effect (?) 12a) Effect: 12b) Comments Significant proportion of site falls within Source Protection Zone 3. Capacities in sewage network 12c) Effect: Uncertain effect (?) assessed by WCS, hence effects uncertain. **SA objective 13:** To reduce the risk of flooding Sites within an area of high flood risk No / negligible effect (0) 13a) Effect: 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 No / negligible effect (0) 14a) Effect: 14b) Comments The site is not within 200m of the A12 or A120.

Site ID	3OS 35		
Area (Ha):	0.09	No. of dwellings:	11
Site Name	he Rose and Crown PH site Masefield Road Bra	intree	
SA objectiv	e 15: and enhance the quality of landscapes and	townscapes	
High sensitivi	ty to change per the Landscape Character	Assessment (LCA)	
15a) Effect:	No / negligible effect (0)		
15b) Comme	The site is located entirely within an u	ırban area.	
Proposed ext	ension to Dedham Vale AONB		
15c) Effect:	No / negligible effect (0)		
15d) Comme	The site is not located within the prop AONB.	osed extension to the Dedha	am Vale
Greenfield sit	e or Previously Developed Land (PDL)		
15e) Effect:	Positive effect (+)		
15f) Commer	ts The site is located on previously deve	loped land.	
Visually Impo	rtant Spaces		
15g) Effect:	No / negligible effect (0)		
15h) Comme	The site is not within a Visually Impor	tant Space.	
Country parks	5		
15i) Effect:	No / negligible effect (0)		
15j) Commer	ts 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 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 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.

EARC 225 Site ID Area (Ha): No. of dwellings: 2.25 80 Land rear of Halstead Road Earls Colne Site Name Net increase or loss of publicly accessible open space (including recreation space and allotments) Positive effect (+) 3e) 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. No / negligible effect (0) 4a) Effect: No change in retail facilities. 4b) Comments 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 EAR	C 225	
Area (Ha):	No. of dwellings: 80	
Site Name Lan	d rear of Halstead Road Earls Colne	
Broadband avail	ability	
5e) Effect:	Significant positive effect (++)	
5f) Comments	Fibre broadband available.	
	6: I enhance the biological and geological diversity of the environment  gnated 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.	
•	re sustainable transport choices and uptake	
Distance to publ	·	
7a) Effect: 7b) Comments	Positive effect (+)  The site is within 400m of at least one bus stop.	
SA objective Promote accessi development	8: ibility and ensure the necessary transport infrastructure to support new	
	within or directly adjacent to a settlement that has a high level of provision of ilities, as identified by the Local Plan settlement hierarchy?	
8a) Effect:	Positive effect (+)	

The site is within Earls Colne, which is classified as a Village with Services.

8b) Comments

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.

EARC 225 Site ID Area (Ha): No. of dwellings: 2.25 80 Land rear of Halstead Road Earls Colne Site Name **SA 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 No / negligible effect (0) 15c) Effect: The site is not located within the proposed extension to the Dedham Vale 15d) Comments AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Negative effect (-) Site comprises greenfield land. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 15h) Comments The site is not within a Visually Important Space. Country parks 15i) Effect: No / negligible effect (0) The site is not within a country park. 15j) Comments

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.

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: 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.

1,750

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 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.

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)

1,750

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.

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: 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.

1,750

# **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.

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 (++)

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

1,750

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.

Area (Ha): 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: 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

1,750

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.

Group A - BLAN 110, 114 and 116 - Residential Site ID Area (Ha): No. of dwellings: 1,750 117.25 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 No / negligible effect (0) 15c) Effect: 15d) Comments Allocation is not located within proposed extension to Dedham Vale AONB. Greenfield site or Previously Developed Land (PDL) 15e) Effect: Negative effect (-) Majority of site is greenfield land. 15f) Comments Visually Important Spaces No / negligible effect (0) 15q) Effect: 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.

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):	No. of dwellings:		
Site Name	Land east of Great Notley, Strategic Growth Location		
SA objecti	ve 1: environments which improve quality of life and community cohesion		
Provision or o	enhancement of dedicated community facilities such as village halls and community		
1a) Effect:	No / negligible effect (0)		
1b) Commen	ts: No loss of existing facilities per BDC site visit forms.		
Minimisation	of exposure to noise and odour emiissions, dust and pests.		
1c) Effect:	No / negligible effect (0)		
1d) Commen	ts: Site is not within 500m of an anaerobic digestion facility or 250m of a waste plant.		
Delivery of a  2a) Effect	NOT ASSESSED		
2b) Commen			
SA objective To improve to	ve 3: he health of the District's residents and mitigate/reduce potential health inequalition		
Distance to r	earest NHS GP surgery or hospital.		
3a) Effect:	NOT ASSESSED		
3b) Commen	ts N/A		
Distances to	publicly accessible natural greenspace (ANG)		
3c) Effect:	NOT ASSESSED		
3d) Commen	ts N/A		

Site ID	Group A - BLAN 110, 114 and 116 - Employment
Area (Ha):	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) Commen	No loss of existing open space per BDC site assessment forms.
SA objecti To promote	ve 4: the vitality and viability of all service centres throughout the District
Net increase	or loss of retail provision on the site.
4a) Effect:	No / negligible effect (0)
4b) Commer	There will be no change to retail provision in BLAN 110, 114, 116 and 117.
	local shops and services
<ul><li>4c) Effect:</li><li>4d) Commer</li></ul>	NOT ASSESSED  nts N/A
SA objecti To achieve s	ve 5: sustainable levels of prosperity and economic growth
Sterilisation	of mineral reserves
5a) Effect:	Significant negative effect ()
5b) Commer	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) Commer	nts N/A

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

Area (Ha):

Land east of Great Notley, Strategic Growth Location Site Name

#### Broadband availability

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

5f) Comments Fibre broadband available.

117.25

# SA 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

No. of dwellings:

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 (++?)

The site is also allocated for more than 700 dwellings. Therefore, a new bus 7b) Comments

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.

Group A - BLAN 110, 114 and 116 - Employment Site ID Area (Ha): No. of dwellings: 117.25 Land east of Great Notley, Strategic Growth Location Site Name Distance to and regularity of public transport 8c) Effect: Significant positive effect with uncertainty (++?) The site is also allocated for more than 700 dwellings therefore a new bus stop 8d) Comments 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.

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

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)

Uncertain effect (?) 12a) 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

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

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 witin the site.

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

Area (Ha): 117.25

Land east of Great Notley, Strategic Growth Location

# **SA objective 15:**

Site Name

# 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

No. of dwellings:

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

15q) 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.