



Tendring District Council Local Plan Review

Integrated Sustainability Appraisal (ISA): Interim Report - Annex C

January 2026





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1. Introduction

1.1 The Assessment of Site Options

The Plan Review's new site allocations and reasonable alternative options to them are required to be assessed to identify any significant effects on the ISA Objectives and also to aid the Council's site selection process.

The sites included within this Interim Report are those that have been considered for allocation within the Regulation 18 'Preferred Options' Local Plan. The sites are in conformity to the Council's rationale for selecting sites at this stage, notably in line with the following sifting criteria:

- Reason 1 – Too Remote Sites: that are clearly remote and disconnected from existing settlements, services, and infrastructure have not been analysed. Growth in such areas would undermine the plan-led approach and the Council's strategic vision for development.
- Reason 2 – Within a Strategic Green Gap: The Council aims to retain and potentially expand Strategic Green Gaps to preserve settlement identity and prevent coalescence. These include:
 1. Clacton-on-Sea and Little Clacton
 2. The Garden Community area
 3. Frinton, Walton & Kirby Cross
 4. Manningtree, Lawford & Mistley

Sites within these designated areas have been excluded from further analysis, as these gaps remain integral to the Local Plan strategy through to 2041.

- Reason 3 – Within a National Landscape Area: These areas benefit from special landscape protection. Any future development would conflict with existing policy safeguards.
- Reason 4 – Within Safeguarded Open Space or Local Wildlife Site: Development in these areas would result in the permanent loss of designated open space or wildlife habitat, failing to meet current policy exceptions likely to be retained in the next Local Plan.
- Reason 5 – Within or very close to the Tendring–Colchester Borders Garden Community (TCBGC) Area: Sites within or adjacent to the TCBGC designation were excluded due to:
 1. Significant development already allocated or underway
 2. Expected substantial contribution to housing delivery through to 2041
 3. Limited capacity of the housing market and infrastructure to accommodate further growth beyond what is already planned

- Reason 6 – Sites with Extant Planning Permission: Sites already benefiting from planning permission have not been formally allocated, as doing so would serve no additional purpose.
- Reason 7 – Edge of Ardleigh: Areas between the TCBGC and Ardleigh were excluded due to:
 1. Existing strategic allocations
 2. Anticipated substantial housing delivery through to 2041
 3. Limited capacity of local infrastructure and services, especially during early phases of Garden Community development when key infrastructure may still be under construction – during these stages the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Ardleigh.
- Reason 8 – Edge of Elmstead: Similar to Ardleigh, areas between the TCBGC and Elmstead were excluded due to:
 1. Existing strategic allocations
 2. Anticipated substantial housing delivery through to 2041
 3. Limited capacity of local infrastructure and services, particularly during initial phases of Garden Community development – during these stages the initial new growth and new residents moving in will put additional pressure on existing services in areas such as Ardleigh.
- Reason 9 – Edge of Clacton (Greater Clacton Area): Sites in this area were excluded due to:
 1. Significant development already allocated or underway, including over 3,500 new homes at Hartley Gardens, Rouses Farm, and Oakwood Park
 2. Expected substantial contribution to housing delivery through to 2041
 3. Limited capacity of the housing market and infrastructure to absorb additional growth beyond current allocations

The following table outlines the ISA framework proposed for the appraisal of potential allocation sites.

Table 1: ISA Framework (Sites)

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
1) To deliver a sufficient supply of homes for all including an appropriate mix of housing types	Housing supply	The site could be considered strategic for the purposes of meeting the District's housing targets over the plan period	The site has been promoted for housing and is in conformity with the Spatial Strategy and Settlement Hierarchy	Where applicable	Site is submitted for a non-residential use	N/A	N/A
	Type and tenure	Site is submitted for purely affordable housing	Site is submitted for housing of an identified need (type / tenure) in the Housing Needs Assessment (HNA)	Where applicable	Site is submitted for a non-residential use	N/A	N/A
2) To promote	Employ-	Proposal is for	Proposal is for	Where	Non-	Proposal sees	N/A

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
economic growth and diversity across the District	ment land	employment use	mixed-use incorporating employment opportunities	applicable	employment development	a loss of previously employment land	
	Regeneration	Site is for strategic employment land in an industry and area of identified need	Site is for employment land in an industry and area of identified need	Where applicable	Non-employment development	Proposal would see a minor or net loss of employment land in key business and regeneration area	Proposal would see the loss of strategic employment land
3) To maximise the potential for sustainable transport uptake, including walking and	Distances to town / village / neighbourhood centres	< or = to 400m	> 400-800m	401m-800m from boundary OR Where applicable	Where applicable	> 800m – 1.4km	>1.4km

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
cycling	Distance to a bus stop / train station	< or = to 400m	> 400-800m	Where applicable	Where applicable	> 800m – 1.4km	>1.4km
4) To ensure resilient sustainable communities with better health, education, and social outcomes	Distance to GP services	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
	Distance to primary school	< or = to 400m	> 400-800m	Where applicable	Non-residential proposals	> 800m – 1.4km	>1.4km
5) To ensure that development is located sustainably and makes efficient use of land	Brownfield land	N/A	Site is entirely or partly but predominantly on brownfield land	Where applicable	N/A	Site is entirely or partly but predominantly greenfield land	N/A
	Contaminated land	N/A	Development of site would see the	Where applicable	Site is not on contaminated	N/A	N/A

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
			remediation of contaminated land		land		
6) To conserve and where possible enhance biodiversity and geodiversity designations, as well as natural habitats and protected species	Wildlife designations	N/A	N/A	Where applicable	The site would have no impact on a wildlife designation	The proposal would see the loss of functionally linked land (to a Habitats site) OR The site is within or adjacent to a wildlife designation of local importance	The proposal would have a likely significant effect on the integrity of a Habitats site OR The site is within a wildlife designation of international or national importance
	Biodiversity features	N/A	N/A	Where applicable	The site would have no impact on	The site is on or adjacent to	The site is known to include

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
					biodiversity features	priority habitat	protected species
7) To ensure that development delivers net gains in biodiversity, as well as green and blue infrastructure	BNG	The proposal will include over the minimum net gain requirement	The proposal will include the minimum net gain requirement	Where applicable	Where applicable	N/A (all proposals must provide BNG)	N/A (all proposals must provide BNG)
8) To conserve and where possible enhance the historic environment (both above and below ground), built and cultural heritage assets,	Designated heritage assets (above and below ground)	The proposal can be considered to enhance a designated asset on the at risk register	The proposal can be considered to enhance a designated asset	Where applicable	The proposal will have no effect on any designated assets	There is considered to be the potential for an impact on the significance of a designated asset or its setting, although	There is considered to be an impact that could affect the significance of a designated asset or its setting with no mitigation

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
and their settings						mitigation is possible.	suitable.
	Non-designated heritage assets (above and below ground)	N/A	N/A	Where applicable	The proposal will have no effect on any non-designated assets	There is considered to be the potential for an impact on the significance of a non-designated asset or its setting, although mitigation is possible.	There is considered to be an impact that could affect the significance of a non-designated asset or its setting with no mitigation suitable.
9) To conserve and where possible enhance the quality and character of	Designations and landscape character	N/A	N/A	Where applicable	The proposal would have no landscape implications	The proposal is within an area identified as highly sensitive in the Landscape	The proposal is within the Suffolk Coast & Heaths AONB

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
landscapes and landscape features						Character Assessment	
	Landscape principles / features	N/A	The proposal would lead to landscape enhancements	Where applicable	The proposal is within the development boundary AND/OR The site contains landscape features synonymous with the relevant Landscape Character Area	The proposal would contribute to the coalescence of settlements AND/OR The site contains multiple landscape features synonymous with the relevant Landscape Character Area	The proposal would significantly contribute to the coalescence of settlements AND/OR The site contains multiple landscape features synonymous with the relevant Landscape Character Area

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
10) To maintain and where possible improve water quality and the sustainable use of ground and surface water resources	Ground-water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	The site is partly within ground water Source Protection Zone III (Total Catchment).	There are no known constraints.	The site is located within ground water Source Protection Zone II (Outer Zone)	The site is located within ground water Source Protection Zone I (Inner Zone).
	Surface water	N/A - It is not considered possible for significant positive impacts to be ensured	N/A - It is not considered possible for positive impacts to be ensured	Where applicable	The site is not within an area identified as having any surface water nitrate or pesticide issues	The site is within an area identified as having medium priority surface water nitrate or pesticide issues	The site is within an area identified as having high priority surface water nitrate or pesticide issues
11) To maintain and where possible improve air	Air quality	N/A	N/A	Where applicable	All other sites	The proposal could lead to frequent car journeys through North	N/A (no AQMAs in Plan area)

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
quality						Road junction, Great Clacton (where there are potential exceedances in Air Quality Objectives)	
12) To protect and improve soil quality, in particular the best and most versatile agricultural land	Agricultural Land Classification / BMV	N/A	The site is on brownfield land.	The site is within land identified as Grade 3 (Good to Moderate) ALC OR The site is not located on current agricultural land	The site is within land identified as Grade 4-5 (Poor / Very Poor) ALC OR The site is not located on current agricultural land	The site is within land identified as Grade 2 (Very Good) ALC	The site is within land identified as Grade 1 (Excellent) ALC

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
13) To ensure, where possible, that new development is carbon neutral and increases the production of energy from renewable sources where appropriate	Renewable energy generation	N/A	The proposal includes on-site renewable energy solutions	Where applicable	All other proposals	N/A	N/A
14) To ensure that development does not lead to an increase in flood risk and is prepared for the impacts of climate change	Fluvial flood risk	N/A	N/A	Where applicable	The site is within Flood Risk Zone 1	The site is within Flood Risk Zone 2	The Site is within Flood Risk Zone 3
	Surface water flood risk	N/A	N/A	The site is in an area identified as having a 'low' risk for surface water flood risk	The site is in an area identified as having a 'very low' risk for surface water	The site is in an area identified as having a 'high' risk for surface water flood risk	The site is in an area identified as having a 'very high' risk for surface water

Proposed SA Objective (2026)	Sub criteria	Significantly Positive Effects (++)	Positive Effects (+)	Uncertain Effects (?)	Neutral Effects or No Effect (0)	Negative Effects (-)	Significantly Negative Effects (- -)
				OR Where applicable	flood risk		flood risk

2. The Site Assessments

2.1 Housing Sites

The following sub-sections outline those sites, per settlement, that are allocated and have been considered for allocation (i.e. represent 'reasonable alternatives') at this stage for housing.

2.1.2 Sites in Weeley & Weeley Heath

Table 2: Sites in Weeley & Weeley Heath

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU6	Land South of Colchester Road, Weeley	Mixed use	52.87	900
MSA25	Land south of Mill Lane, Weeley Heath	Housing	1.37	17
MSA24	Land east of Bentley Road, Weeley Heath	Housing	4.75	60
Non-allocated sites				
CFS97	Land rear of Malmore, Clacton Road, Weeley Heath	Housing	0.35	10-29
CFS104	Gutteridge Hall, Gutteridge Hall Lane, Weeley	Housing	3.52	10-29 (20)
CFS108	Land East of Willow Walk, Weeley	Housing	0.54	10-29
CFS143	Land Laying North of Colchester Road / East of Crown Lane	Housing	5.33	30-99

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS216	Land west of Crow Lane, Weeley	Housing	12.93	100-299 (250)
CFS219	Weeley Gardens East, Land east of Crow Lane, Weeley	Housing	3.31	80
CFS1770	Woodpeckers, Clacton Road, Weeley	Housing	3	25
CFS622	Pestles, Crow Lane	Housing	0.9	10-29
CFS56	3 Mill Lane, Weeley Heath	Housing	0.72	10-29
CFS106	Land West of Rectory Road, Weeley	Housing	3.4	40
CFS107	Land East of Rectory Road, Weeley Health	Housing	5.33	40
CFS113	Old Rectory, Rectory Road, Weeley Heath	Housing	1.59	10-29
CFS34	Land next to Stardust, Victoria Road, Weeley Heath	Housing	0.24	10-29
CFS485	Land South of Plough Lodge, Rectory Road, Weeley Heath	Housing	0.44	10-29
CFS2229	1 Barnfields, Clacton Road, Weeley Heath	Housing	6.5	100
CFS2153	2 Barnfields, Clacton Road, Weeley Heath	Housing	2.2	34
CFS2131	Dickebusch, Clacton Road, Weeley Heath	Housing	0.48	10-29

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS3259	Land to the East of Bentley Road and South of Wenlock Road	Housing	0.6	10-29 (14)

2.1.3 Sites in Wix

Table 3: Sites in Wix

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA26	Land south of Colchester Road	Housing	1.16	20
MSA27	Abbey Bottom Farm	Housing	1.78	20
Non-allocated sites				
CFS249	Land south side of Colchester Road, Wix		1.56	10-29 (20)

2.1.4 Sites in Alresford

Table 4: Sites in Alresford

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA7	Land south-west of Colchester	Housing	3.96	40

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Main Road			
SAH6	Land east of Cockaynes Lane	Housing	6.7	100
Non-allocated sites				
CGS27	Kemp Brook Farm, Wivenhoe Road	Housing	5.06	150
CFS2179	Land to the West of the B1027, Alresford	Housing	15	60
CFS1214	Kemp Brook Farm, Wivenhoe Road	Housing	2.6	60

2.1.5 Sites in Frinton, Walton & Kirby Cross

Table 5: Sites in Frinton, Walton & Kirby Cross

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA2	Land adjacent Branscombe Close, Frinton	Housing	2.18	40
SAH3 ¹	Land off Arthur Ransome Way, Walton	Housing	8.76	200
SAH2	Land north of Thorpe Road, Kirby Cross	Housing	32.84	420

¹ Also includes site: CFS179

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Non-allocated sites				
CFS240	Land East of Beaumont Manor Care Home, Kirby Road, Great Holland	Housing	32	600
CFS179	Land north of Wade Reach, Walton on the Naze (appraised separately)	Housing	5.27	Up to 100
CFS129	Land to the rear of 173 – 203, Thorpe Road, Kirby Cross	Housing	3.04	10-29 (20)
CFS103	Halstead Road, Kirby Cross, Frinton on Sea	Housing	1.81	10-29 (10)

2.1.6 Sites in Great Bentley

Table 6: Sites in Great Bentley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA10	Land south of Weeley Road	Housing	5.41	80
SAH7	Land to the East of Admirals Green	Housing	10.30	120
MSA21	Land to the East of Heckfords Road	Housing	4.10	80
Non-allocated sites				

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
G.BEN 01	Land west of Plough Road	Housing	4	75
CFS177	Land east of Plough Road	Housing	10.36	150
CFS21	Land to the East of Admirals Green	Housing	10.30	100-299
CFS2183	Land West of Heckford's Road	Housing	10.87	100-299 (180)
CFS228	Land to the north of Thorrington Road	Housing	3.23	30-99 (75)
CFS1094	Aingers Green Road, Aingers Green	Housing	1.42	10-29
CFS173	Land adjacent to George Mitchell Close, off St Mary's Road, Aingers Green	Housing	1.18	15
CFS484	Admirals Farm, Land South of Moors Lane	Housing	10	100-299
CFS3103	Land west of B1027 and east of Bentley Country Park	Housing	1.5	30-99 (51)

2.1.7 Sites in Bradfield

Table 7: Sites in Bradfield

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
MSA9	Land south of Windmill Road and east of Straight Road	Housing	4.98	100
Non-allocated sites				
CFS128	Land North of Windmill Road	Housing	0.415	10-29
CFS133	Land East of Windmill Road	Housing	2.553	33-99
CFS1800	Land off Barrack Street	Housing	1.365	10-29
CFS214	Bradfield West	Housing	0.43	10-29
CFS223	Land south of Steam Mill Road	Housing	5.2	30-99
CFS621	Land at Bradfield Fruit Farm, The Street	Housing	2.4	10-50
CFS1558	Cherry Gardens, Windmill Road	Housing	1.25	10
CFS1064	Land North of Mill Lane	Housing	4	120
CFS1039	Land east of The Street	Housing	12.55	100
CFS513	Grasmere, The Street, Bradfield	Housing	0.72	10-29
CFS394	The Old Ram & Hoggett, Heath Road	Housing	0.47	10-29

2.1.8 Sites in Brightlingsea

Table 8: Sites in Brightlingsea

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA6	Land at Pannell Place	Housing	1.24	10
MSA5	Brightlingsea Telephone Exchange, 16 New Street	Housing	0.09	15
SAH4	Land East of Church Road	Housing	32.61	150
Non-allocated sites				
CFS2214	Land West of Church Road	Housing	16.28	150
CFS29	Oakwood, Land North of Samsons Road	Housing	1.06	12
CFS254	Top (northern section) of Lime Street,	Housing	0.7	10-29
CFS270	The Little Boatyard, Lime Street	Housing	0.26	10-29 (3 submitted)

2.1.9 Sites in Thorrington

Table 9: Sites in Thorrington

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA23	Land at Avocet Place	Housing	4.18	60
Non-allocated sites				
CFS155	Land north of Clacton Road	Housing	2.889	30-99 (60)
CFS156	Land west of Church Road	Housing	2.597	30-99 (50)
CFS250	Land on west side of Station Road	Housing	0.49	10-29
CFS251	Land to the west of CFS250, Station Road	Housing	0.85	10-29
CFS2209	Land East of Frating Road, Frating Road	Housing	6.8	30

2.1.10 Sites in Manningtree, Mistley and Lawford

Table 10: Sites in Manningtree, Mistley and Lawford

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU7	Saltlings Quarter, Riverside	Housing	3.72	40

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Avenue			
MSA4	Crisp Malting	Housing	1.89	30
MSA3	Affinity Water	Housing	2.1	80
Non-allocated sites				
CFS131	Lawford House, Bromley Road, Lawford	Housing	15.14	100-299 (150)
CFS217	Manningtree Park South, Chequers Road, Manningtree	Housing	9.21	100-299 (180)
CFS239	Land at Tye Field, Grange Road, Lawford	Housing	6.54	30-99 (60-80)
CFS2225	Stacies Farm, Chequers Road, Little Bromley, Manningtree	Housing	21.2	400

2.1.11 Sites in Little Bromley

Table 11: Sites in Little Bromley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA20	Land south of Shop Road	Housing	0.9	17
Non-allocated sites				
L.BRO	Land east of Shop Road	Housing	0.6	10-12

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
01				

2.1.12 Sites in Harwich and Dovercourt

Table 12: Sites in Harwich and Dovercourt

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA1	Durite Works, Valley Road	Housing	2.8	82
SAH1	Vicarage Farm, Main Road	Housing	4.41	150
SAMU5 ²	Land South of Oakley Road	Mixed use	78.25	1,650
Non-allocated sites				
CFS28	Land to the south of Oakley Road, South Hall Farm (appraised separately)	Housing	4.31	100
CFS172	Land to West of Harwich Valley Development	Housing	41.64	800-1,999 (1,000)

² Also includes site CFS28

2.1.13 Sites in St Osyth

Table 13: Sites in St Osyth

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAH9	Land south of Clacton Road	Housing	7.27	100
Non-allocated sites				
CFS420	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth	Housing	17.3	200-600
CFS419	R F Clarke Farms, Blackwater Farm, Lee Wick Lane, St. Osyth	Housing	13.7	200-600

2.1.14 Sites in Great Oakley

Table 14: Sites in Great Oakley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA15	Land north east of Wix Road	Housing	4.33	50
MSA16	Land south of Orchard Close	Housing	2.5	50
Non-allocated sites				
CFS225	Land at Harwich Road, Pesthouse Lane, and Beaumont	Mixed-use	28.94	300-799 (420)

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Road			
CFS225-07	Land to the south of Great Oakley – (portion of original submission). Alternative option to site above.	Housing	3.879	100-299
EXP05	Northern strip off Harwich Rd	Housing	1.5	30

2.1.15 Sites in Wrabness

Table 15: Sites in Wrabness

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA28	Land North of Rectory Road	Housing	2.15	30
Non-allocated sites				
EXT	South side of Rectory Road, Wrabness	Housing	1.76	20

2.1.16 Sites in Great Holland

Table 16: Sites in Great Holland

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA13	Land west of Main Road	Housing	1.77	10
MSA14	Land east of Kirby Road	Housing	1.3	10
Non-allocated sites				
CFS2147	Land east of Main Road	Housing	0.68	6
CFS2012(1)	Land to the East of Clacton Road	Housing	4	100-299
CFS2012(2)	Land to the East of Clacton Road	Housing	4	20 ³
CFS1972	Land to the West of Clacton Road/South of Little Clacton Road	Housing	5	150

³ Estimated dwelling capacity identified as realistic by the LPA

2.1.17 Sites in Kirby-le-Soken

Table 17: Sites in Kirby-le-Soken

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA18	Land north of Kirby-le-Soken Evangelical Church	Housing	2.07	20
MSA17	Land north of Walton Road	Housing	0.86	10
Non-allocated sites				
CFS122	Land North of Nortons Barn, 72 The Street	Housing	3.55	30-99 (75)
CFS124	Land to the rear of '82 The Street'	Housing	1.33	10-29 (20)
CFS1215	Birch Hall, Dale Hill	Housing	0.8	10

2.1.18 Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Table 18: Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAH11	Land North of Lifehouse Spa & Hotel	Housing	6.09	110
SAH10	Land South of Colchester	Housing	7.92	150

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
	Road, Thorpe Le Soken			
Non-allocated sites				
CFS1619	Land east of Station Road	Housing	10.74	200
CFS36	Land East of Lifehouse Drive, Frinton Road	Housing	0.82	10-29 (16)
CFS88	Land south of Frinton Road, within Lifehouse estate, Lifehouse Spa & Hotel, Frinton Road	Housing	1.07	10-29 (20)
CFS141	Land South of Colchester Road, Thorpe Le Soken	Housing	5.42	30-99
CFS192	Land to the north of New Town Road, Thorpe-le-Soken	Housing	5.5 / 3.5 developable	100-299
CFS244	Estuary View, Landermere Road, Thorpe-le-Soken	Housing	3.5	30-99
CFS1906	Land between Frinton Road and Landermere Road, Thorpe-le-Soken	Housing	20.4	300
CFS511	Land to the north of Elm Farm Country Park, 5 Frinton Road, Thorpe-le-Soken	Housing	4.13	30-99 (80)
CFS3245 ⁴	Land South of Colchester Rd Thorpe-le-Soken	Housing	31	300-799

⁴ Site includes / is combined with CFS141

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS3246 ⁵	Comarques Site A and Site B, land to the south of The High Street, Thorpe le Soken	Housing	Site A: 0.35 Site B: 0.64	Site A: 5 Site B: 15
CFS3257	The Haulage Yard, 1 Tendring Road, Thorpe-le-Soken	Housing	0.59	10-29 (10)
CFS3293	14 Frinton Road, Thorpe-le-Soken	Housing	1.55	15
CFS90 ⁶	Land Adjacent (east) of Station Road, Thorpe le Soken Land Adjacent to Station Road, Thorpe le Soken, within the Lifehouse Spa & Hotel Lifehouse Spa & Hotel Frinton Road, Thorpe-le-Soken	Housing	0.63	10-29
CFS1668	Land at Former King Edward VII Public House, Station Road, Thorpe Le Soken	Housing	0.63	14

⁵ Sites A and B merged as Site A in isolation is below the threshold for consideration as an allocation within the Local Plan

⁶ Site is part of CFS1619

2.1.19 Sites in Beaumont

Table 19: Sites in Beaumont

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA8	Land adj Village Hall, Harwich Road	Housing	0.98	20
Non-allocated sites				
No other sites were submitted for consideration within Beaumont.				

2.1.20 Sites in Little Clacton

Table 20: Sites in Little Clacton

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAH8	Land east of Amerells Road	Housing	4.58	100
Non-allocated sites				
CFS137	Bovills Hall, St. Osyth Road	Housing	3.08	10-29
CFS1639	Land to the north of Batemans Lane and rear of 15-23 Weeley Road	Housing	2.76	30-99 (30)
CFS86	Land at The Street	Housing	6.53	100-299

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS101	Land rear/north of 35 Holland Road	Housing	0.88	10-29
CFS1643	Land to the northwest of Connaught Road, and to the rear of Heathfield, Clacton Road	Housing	3.07	30-99 (50)
CFS2203	Land north of Centenary Way	Housing & sports facilities	17	250
CFS2200	Land at Woodlands Farm, North of Harwich Road	Housing	1.25	20
CFS2116	Land south of Holland Road	Housing	20.6	400
CFS910	Land at Mayes Garage, 25 The Street	Housing	0.30	10-29 (10)
CFS909	Land to the South of Clacton Road	Housing	16.7	400
CFS902	Land to the north of Holland Road	Housing	10	250
CFS865	Land to the rear of 71 Holland Road	Housing	2.3	30-99 (50)
CFS3260	Land to the north of Bateman's Lane	Housing	1.28	30-99 (31)
CFS3291	Firs Caravan Park, 29-31 London Road	Housing	9.21	300
CFS164	Hedge Rows, Harwich Road	Housing	1.57	10-29 (10-12)

2.1.21 Sites in Horsley Cross

Table 21: Sites in Horsley Cross

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU9 ⁷	Horsley GC (housing element) Horsley Cross GC, Land at Horsley Cross, CO11 1US (employment element)	Mixed use	520.4	2,250 in plan period (6,000 total)
Non-allocated sites				
CFS142	Land north of A120, west of 2 Abbotts Hall Cottages Harwich Road and Abbotts Hall Clacton Road	Housing	14.712	100-299
CFS221	Tendring Business & Innovation Hub (Eastern) (assessed separately)	Housing	58.75	1-29
CFS2216	Land west of Clacton Road (assessed separately)	Housing	28	400

⁷ Also includes sites: CFS220; CFS221; CFS2216; CFS3289

2.1.22 Sites in Frating / Hare Green

Table 22: Sites in Frating / Hare Green

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
SAMU8	Tendring Central (Garden Community) (housing element ⁸) Tendring Central Garden Community, A120/A133 Junction (employment element)	Mixed use	373.23	2,000 in plan period (4,500 total)
Non-allocated sites				
CFS846	Land at Hare Green	Housing	5	50-100
CFS16	Land at Junction of Chapel Lane & Frating Road	Housing	0.415	10
CFS427	Veranda Cottage, Harwich Road	Housing	1.6	30
CFS846	Land at Hare Green (appraised separately)	Housing	5	50-100
CFS32	Land East of Frating Road, Great Bromley, Field House, Parsons Hill (appraised separately)	Housing	5.32	15
CFS83	Land south of the A133 (Main Road) (appraised separately)	Housing	1.47	65
CFS165	Land between Holly Farm and Gaylawn Lodge (appraised separately)	Housing	0.645	1-29

⁸ Also includes sites: CFS32; CFS176; CFS83; CFS165; CFS82; CFS159; CFS1038; CFS3247

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS82	Land south of Main Road (A133) and east of Great Bentley Road (appraised separately)	Housing	5.628	60
CFS159	Land north of Harwich Road (appraised separately)	Housing	1.854	48
CFS3247	Land north of Harwich Road and east of B1029 (appraised separately)	Housing	4.77	300

2.1.23 Sites in Little Bentley

Table 23: Sites in Little Bentley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA19	Land west of Manningtree Road	Housing	0.75	12
Non-allocated sites				
No other sites were submitted for consideration within Little Bentley.				

2.1.24 Sites in Tendring Village

Table 24: Sites in Tendring Village

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA22	Haulage Depot, Heath Road	Housing	0.86	10
Non-allocated sites				
No other sites were submitted for consideration within Tendring.				

2.1.25 Sites in Great Bromley

Table 25: Sites in Great Bromley

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
Allocated sites				
MSA11	Land west of Parsons Hill	Housing	1.3	10
MSA12	Land south of Hall Road	Housing	2.26	15
Non-allocated sites				
CFS253	Michaelmas House, Rectory Road	Housing	1.82	10-29
CFS256(1)	Land at Parsons Hill	Housing	10.5	100-299

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS256(2)	Land at Parsons Hill	Housing	10.5	50 ⁹
CFS1369	Wood Barns North of A120, Harwich Road	Housing	56	1,100
CFS615	Pond Farm, Hall Road	Housing	1.52	30

2.1.26 Non-allocated sites in other settlements

Table 26: Non-allocated sites in other settlements

Sites in Little Oakley				
Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS115	West of Clacton Road, immediately south of adopted settlement boundary	Housing	0.24	10-29
CFS116	Land east of Ye Olde Cherry Tree, Clacton Road	Housing	0.56	10-29
CFS848	Land south of Harwich Road	Housing	4.06	70-80
CFS2195	Land North of Harwich Road	Housing	4.81	70-80
CFS3104	Land South of Rectory Road, Little Oakley (site 1)	Housing	1.11	Up to 38
CFS3105	Land South of Rectory Road, Little Oakley (site 2)	Housing	0.4	10-29 (14)

⁹ Estimated dwelling capacity identified as realistic by the LPA

Site reference	Site name	Use (as submitted)	Site size (ha)	Dwelling yield / employment floorspace
CFS3106	Land South of Rectory Road, Little Oakley (site 3)	Housing	0.25	10-29

2.2 Employment Sites

2.2.1 Overview of Sites

Please note that two of the Local Plan's employment elements have the same red-line boundary as housing allocations, representing mixed-use developments for which detailed masterplans will be forthcoming after the Local Plan is adopted. The sites are:

- Site 176: Tendring Central Garden Community, A120/A133 Junction
- Site 3289: Horsley Garden Community, Land at Horsley Cross, CO11 2PH

These masterplans will determine the precise extent and location of the employment elements within each wider site. As such, these employment allocations have not been assessed separately and as standalone options within this ISA Report.

Other employment allocations within the Local Plan also represent part of wider mixed-use, Garden Community, or Garden Village allocations, however the precise extent of the employment land within or adjacent to them have been defined. As such, these sites have been assessed separately as standalone employment options. These sites are:

- Site 81: Land North East of A133, Ravens Green, Colchester, Essex (part of the Garden Village allocation HGRE01)
- Site 80: Land South of Colchester Road, Frating, Colchester, Essex (part of the Garden Village allocation HGRE01)
- Site 2046: Land North of Harwich Road, Great Bromley, CO7 8SZ (part of the Garden Village allocation HGRE01)
- Site 220: Tendring Business and Innovation Hub (North-Western), Horsley Cross CO11 2PH (part of the Horsley Garden Community allocation (CFS3289))
- Site 218: Saltings Quarter - Manningtree Regeneration Area, Riverside Avenue East, Manningtree, CO11 1US (part of the mixed-use development CFS218)

2.2.2 The Employment Sites

Table 27: The Employment Sites

Site reference	Site name	Use (as submitted)
Allocated Sites		
SAE3	Collierswood Farm, Land North of the A120	Employment
146	Land North of A120 Harwich	Employment
62	Weeley Car boot site, Land to the North of Colchester Road, Weeley	Employment
Non-allocated Sites		
199	Land at Crown Quarry, Old Ipswich Road, Ardleigh, Essex, CO7 7RE	Employment
81	Land North East of A133, Ravens Green, Colchester, Essex	Employment
80	Land South of Colchester Road, Frating, Colchester, Essex	Employment
220	Tendring Business and Innovation Hub (North-Western), Horsley Cross CO11 2PH	Employment
218	Saltlings Quarter - Manningtree Regeneration Area, Riverside Avenue East, Manningtree, CO11 1US	Employment
2046	Land North of Harwich Road, Great Bromley, CO7 8SZ	Employment
146	Land North of the A120 Harwich Road	Employment

Site reference	Site name	Use (as submitted)
CFS220 ¹⁰	Land north of A120, west of 2 Abbotts Hall Cottages Harwich Road and Abbotts Hall Clacton Road (assessed separately)	Employment

¹⁰ Site forms part of Allocation CFS3289 – Land at Horsley Cross

3. Detailed Assessments

3.1 Housing and Mixed-Use Sites

3.1.1 Allocated Sites in Weeley & Weeley Heath

Table 28: Detailed assessment of site SAMU6

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	?/+
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?

Objective / criterion and commentary	Impact
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/?
14) Surface water flood risk	0
Commentary	
<p>The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. At the quantum proposed, it can be considered that a range of house types and tenures could be forthcoming, however no such information has been submitted. The type of employment that would be forthcoming is unknown at this stage.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is within 400m from a primary school.</p> <p>Development of the site is not considered to have any effect on any designated or non-designated heritage assets. Uncertain impacts are however highlighted at this stage, and pending further assessment, as Listed Buildings lie to the east of the site; however these are separated by the Weeley By-Pass and mitigation on such a large site is deemed achievable. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is outside, but adjoins the settlement boundary of Weeley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The majority of the site is within FRZ1, with a small amount of FR3 centrally associated with a watercourse that can be avoided due to the size of the site. The site is in an area identified as having no surface water flood risk.</p>	

Table 29: Detailed assessment of site MSA24

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 650m from a primary school.	
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of two Listed Buildings to the north of the site. Despite this, mitigation is considered possible, and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.	
The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 30: Detailed assessment of site MSA25

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	?/-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 850m from a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

3.1.2 Alternative Sites in Weeley & Weeley Heath

Table 31: Detailed assessment of site CFS97

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?
10) Groundwater	0
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 400m from a primary school.</p>	
<p>The site appears partly on brownfield land. There is a listed building opposite the site entrance on the other side of Clacton Road. As such uncertain impacts are highlighted at this stage pending further evidence. No known non-designated heritage assets are within proximity of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is partly brownfield land and is both within and adjoining the settlement boundary of Weeley Heath. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 32: Detailed assessment of site CFS104

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++

Objective / criterion and commentary	Impact
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 60m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	

Objective / criterion and commentary	Impact
<p>The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1, however small areas of the site (presumably where access would be proposed) are in an area identified as having some low surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS108

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 270m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site has the potential for contamination as a former sewage works.</p> <p>The site is outside, but adjoins the settlement boundary of Weeley and does not lead to the coalescence of settlements. The site contains some features of landscape value however is small and bounded by the railway line to the south. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS143

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	0

Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site currently operates as a leisure use; uncertain effects are highlighted at this stage through the	

Objective / criterion and commentary	Impact
<p>potential loss of employment from the proposed change of use.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1200m from a Primary School however is in close proximity to a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is outside, and does not adjoin the settlement boundary of Weeley. The site does not lead to the coalescence of settlements, however does contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1, however some small areas of low / medium surface water flood risk are located on site.</p>	

Table 33: Detailed assessment of site CFS216

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/?
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 900m from a primary school.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the south of the site. Further Listed Buildings lie to the south of the site on the opposite side of Colchester Road. A degree of uncertainty is also highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is outside but adjoins the settlement boundary of Weeley and does not lead to the coalescence of settlements. The site contains various features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk, however borders a watercourse to the north with associated FRZ3 and a high chance of surface water flooding.</p>	

Table 34: Detailed assessment of site CFS219

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/?

Objective / criterion and commentary	Impact
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1100m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is outside, but adjoins the settlement boundary of Weeley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk, however borders a watercourse to the north with associated FRZ3 and a high chance of surface water flooding.</p>	

Table 59: Detailed assessment of site CFS1770

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?

Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 400m from a primary school.</p>	
<p>Although partly on brownfield land, the majority of the site is greenfield land. There is a listed building opposite the site entrance on the other side of Clacton Road. As such uncertain impacts are highlighted at this stage pending further evidence. No known non-designated heritage assets are within proximity of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is partly brownfield land and is both within and adjoining the settlement boundary of Weeley Heath. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS622

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	?
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1500m from a primary school and 500m from the nearest bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is detached from the settlement boundary of Weeley. It does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 35: Detailed assessment of site CFS56

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1200m from a primary school.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Buildings to the north of the site on the opposite side of Mill Lane. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is partly within the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001),</p>	

Objective / criterion and commentary	Impact
nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.	

Table 36: Detailed assessment of site CFS106

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1000m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south and is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS107

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--

Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1000m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site</p>	

Objective / criterion and commentary	Impact
does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site borders broadleaved woodland and deciduous woodland to the south.	
The site is outside, but adjoins the settlement boundary of Weeley Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS113

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0

Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1400m from a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the west and is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site would see the loss of Priority Habitat (broadleaved woodland and deciduous woodland). As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted.</p>	
<p>The site is outside but adjoins the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value, being a wooded area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only a small area identified as having a low chance of surface water flood risk.</p>	

Table 37: Detailed assessment of site CFS34

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1700m from a primary school.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. Development of the site would see the loss of Traditional Orchard Priority Habitat. As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted.	
The site is outside but adjoins the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value, being a wooded area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 38: Detailed assessment of site CFS485

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	-
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	

Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre and bus stop. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 2000m from a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is detached from any settlement boundaries and does not lead to the coalescence of settlements. The site contains various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS2229

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1600m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south west and is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 however has some small areas identified as having a low, medium, and high surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS2153

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1500m from a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p>	
<p>The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further</p>	

Objective / criterion and commentary	Impact
evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only small areas identified as having a low chance of surface water flood risk.	

Table 39: Detailed assessment of site CFS2131

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 1500m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site is partly brownfield land and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 and includes only a small area identified as having a low chance of surface water flood risk.</p>	

Table 40: Detailed assessment of site CFS3259

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--

Objective / criterion and commentary	Impact
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest GP services in Great Bentley and Thorpe-le-Soken. The site is approximately 860m from a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site</p>	

Objective / criterion and commentary	Impact
<p>does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is detached from the settlement boundary of Weeley Heath and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 2 ALC. The site is within FRZ1 however includes a small area (presumably where access would be achieved) identified as having a high chance of surface water flood risk.</p>	

3.1.3 Allocated Sites in Wix

Table 41: Detailed assessment of site MSA26

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest primary schools and GP services in Great Oakley; however a pre-school exists in Wix.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Wix, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 42: Detailed assessment of site MSA27

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?

Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	?/-
14) Surface water flood risk	?/-

Objective / criterion and commentary	Impact
<p>Commentary</p> <p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest primary schools and GP services in Great Oakley; however a pre-school exists in Wix.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Wix, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is predominantly within FRZ1, however access to the site via Harwich Road would be within an area of FRZ3 associated with a watercourse. This southern part of the site is similarly within an area identified as having a 'high' chance for surface water flood risk.</p>	

3.1.4 Alternative Sites in Wix

Table 43: Detailed assessment of site CFS249

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-

Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centre. The site is distanced from the nearest primary schools and GP services in Great Oakley; however a pre-school exists in Wix.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Wix, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

3.1.5 Allocated Sites in Alresford

Table 44: Detailed assessment of site MSA7

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Alresford. The site is approximately 960m from the primary school in Alresford, however is within close proximity to a bus stop and GP services.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Alresford, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 however small parts of the south eastern area of the site are within an area identified as having a 'low' and 'medium' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 45: Detailed assessment of site SAH6

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+/++

Objective / criterion and commentary	Impact
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	?/-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Alresford. The site is approximately 850m from the primary school in Alresford, however is within close proximity to a bus stop and GP services.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site</p>	

Objective / criterion and commentary	Impact
<p>does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Alresford, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.6 Alternative Sites in Alresford

Table 46: Detailed assessment of site CFS27

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	?/-
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Alresford. The site is approximately 600m from the primary school in Alresford, and is within close proximity to a bus stop and GP services.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south west, which is also deciduous woodland and broadleaved woodland Priority Habitat. Additionally, the site is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside but adjoins the settlement boundary of Alresford and does not lead to the coalescence of settlements. The site contains various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly located within Grade 3 ALC, however the eastern extent is within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 47: Detailed assessment of site CFS2179

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0

Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Alresford. The site is approximately 460m from the primary school in Alresford, and is within close proximity to a bus stop and GP services.</p> <p>Two Listed Buildings are in close proximity of the site: one on the north side of Tenpenny Hill to the north east, and another on the south side of Wivenhoe Road to the north west. Additionally, the site adjoins a Listed Building on the south side of Tenpenny Hill to the north. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Alresford, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS1214

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-

Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Alresford. The site is approximately 600m from the primary school in Alresford, and is within close proximity to a bus stop and GP services.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a Local Wildlife Site to the south west, which is also deciduous woodland and broadleaved woodland Priority Habitat. Additionally, the site is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside but adjoins the settlement boundary of Alresford and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly located within Grade 3 ALC, however the eastern extent is within Grade 2 ALC. The site is within FRZ1 and in an area</p>	

Objective / criterion and commentary	Impact
identified as having no surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.7 Allocated Sites in Frinton, Walton & Kirby Cross

Table 48: Detailed assessment of site MSA2

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Frinton. The site is also within close proximity to a bus stop, GP services, and a primary school. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Frinton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 49: Detailed assessment of site SAH3

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+

Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Walton. The site is also within close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby</p>	

Objective / criterion and commentary	Impact
<p>SSSI and Habitats site. Additionally, the site borders coastal and floodplain grazing marsh Priority Habitat to the north.</p> <p>The site is outside, but adjoins the settlement boundary of Walton-on-the-Naze, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 50: Detailed assessment of site SAH2

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+/++
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0

Objective / criterion and commentary	Impact
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?/-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Kirby Cross. The site is also within close proximity to a bus stop, GP services, and a primary school.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of three Listed Buildings to the south west of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Kirby Cross, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins an area that is highly sensitive to the north (Hamford Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 however has numerous small areas of land identified as having a 'high' surface water flood risk. It is considered that mitigation could be forthcoming however, due to the large size of the site and the majority of the site has no risk.</p>	

3.1.8 Alternative Sites in Frinton, Walton & Kirby Cross

Table 51: Detailed assessment of site CFS240

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

Objective / criterion and commentary	Impact
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Frinton. The site is also within close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders an area of young tree woodland Priority Habitat to the west.</p> <p>The site is outside but adjoins the settlement boundary of Kirby Cross and contains few features of landscape value. It is considered however that the site contributes to the further coalescence of Kirby Cross with Frinton to the south east, and also Great Holland to the south west. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the sites eastern extent is within such an area (Holland Coastal Slopes. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 however is in an area identified as having very small areas of low, medium and high surface water flood risk.</p>	

Table 52: Detailed assessment of site CFS179

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-

Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Walton. The site is also within close proximity to a bus stop, GP services, and a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders coastal and floodplain grazing marsh Priority Habitat to the north.</p>	
<p>The site is outside, but adjoins the settlement boundary of Walton-on-the-Naze, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is however within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and only a small area identified as having a medium surface water flood risk</p>	

Objective / criterion and commentary	Impact
is located on site in its north eastern extent.	

Table 59: Detailed assessment of site CFS129

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	-
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced to the designated village centre within Kirby Cross. The site is also distanced from a bus stop, GP services, and a primary school.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building adjoining the presumed site access to the north west of the site. Further Listed Buildings are located to the north of the site on the opposite side of Thorpe Road. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Development of the site would lead to the loss of broadleaved woodland and deciduous woodland Priority Habitat. As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted.</p> <p>The site is outside, but adjoins the settlement boundary of Kirby Cross and does not lead to the coalescence of settlements. The site does however contain features of landscape value being a wooded area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 however has a small area identified as having a 'high' surface water flood risk in its eastern extent.</p>	

Table 59: Detailed assessment of site CFS103

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

Objective / criterion and commentary	Impact
3) Distance to centres	+/ ⁺⁺
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?-/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/-
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Kirby Cross. The site is also within close proximity to a bus stop, GP services, and a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site.</p>	

Objective / criterion and commentary	Impact
Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders Priority Habitat to the north and east.	
The site is outside, but adjoins the settlement boundary of Kirby Cross and contains few features of landscape value. Development of the site however could be considered to contribute to the coalescence of Kirby Cross with Kirby-le-Soken to the north. The site is within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), (Hamford Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include an area identified as having surface water flood risk.	

3.1.9 Allocated Sites in Great Bentley

Table 59: Detailed assessment of site MSA10

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	0
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	?/-
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is predominantly within FRZ1, however borders a watercourse to the north and east. This land is within FRZ3 and also is identified as having a medium and high surface water flood risk.</p>	

Table 53: Detailed assessment of site SAH7

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0/?
14) Surface water flood risk	?/0

Objective / criterion and commentary	Impact
<p>Commentary</p> <p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site borders a watercourse to the east however is predominantly within FRZ1. The site includes small areas of land in its southern parts that are identified as having a medium and high surface water flood risk.</p>	

Table 54: Detailed assessment of site MSA21

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	

Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders Priority Habitat to the south.</p>	
<p>The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within ground water Source Protection Zone III (Total Catchment). The site is located within Grade 2 ALC. The site is within FRZ1 and does not include any areas associated with surface water flood risk.</p>	

3.1.10 Alternative Sites in Great Bentley

Table 55: Detailed assessment of site G.BEN01

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land in the north eastern part that is identified as having a 'medium' surface water flood risk.</p>	

Table 56: Detailed assessment of site CFS177

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++

Objective / criterion and commentary	Impact
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	- -/-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building within the red line boundary of the site, presumably where access would be required via Lover's Lane. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats</p>	

Objective / criterion and commentary	Impact
<p>site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land in the north eastern part that is identified as having a 'medium' surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS2183

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0

Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the south of the site near the site boundary. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located predominantly within Grade 2 ALC however the western extent of the site is within Grade 3 ALC. The site is within ground water Source Protection Zone III (Total Catchment). The site is within FRZ1 and does not include any areas associated with surface water flood risk.</p>	

Table 57: Detailed assessment of site CFS228

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+

Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is within close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.	
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of two Listed Buildings to the south east of the site near the site boundary. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within ground water Source Protection Zone III (Total Catchment). The site is within FRZ1 and does not include any areas associated with surface water flood risk.	

Table 58: Detailed assessment of site CFS1094

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to a bus stop, however is distanced from the designated village centre within Great Bentley, GP services, and a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is detached from the settlement boundary of Great Bentley, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land throughout that is identified as having a low, medium, and high surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS173

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to a bus stop, however is distanced from the designated village centre within Great Bentley, GP services, and a primary school.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the west of the site. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of Great Bentley, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes small areas identified as having low, medium, and high surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS484

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	+
4) Distance to GP services	+
4) Distance to primary school	+

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within relatively close proximity to the designated village centre within Great Bentley. The site is also within close proximity to a bus stop, GP services, and a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Great Bentley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is partly within ground</p>	

Objective / criterion and commentary	Impact
water Source Protection Zone III (Total Catchment) in its northern extent. The site is within FRZ1, however includes areas at the site's north-eastern and western boundaries that are identified as having low, medium, and high surface water flood risk.	

Table 59: Detailed assessment of site CFS3103

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	0
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is close proximity to a bus stop, however is distanced from any designated town, village or neighbourhood centres, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is in very close proximity to a Habitats site, and is adjacent to deciduous woodland and broadleaved woodland Priority Habitat. The site is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of Great Bentley, however does not lead to the coalescence of settlements, is brownfield land, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 4 ALC. The site is within FRZ1, and does not include any land identified as having any surface water flood risk.</p>	

3.1.11 Allocated Sites in Bradfield

Table 60: Detailed assessment of site MSA9

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0

Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, and Neighbourhood Centres. The site is also within	

Objective / criterion and commentary	Impact
close proximity to a bus stop and a primary school however is distanced from GP services.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however includes land in the north eastern part (along Windmill Road) that is identified as having a 'low' and 'medium' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.12 Alternative Sites in Bradfield

Table 61: Detailed assessment of site CFS128

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop however is distanced from GP services and a primary school.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is detached from the settlement boundary of Bradfield Heath, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and includes a small area identified as having a 'low' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 62: Detailed assessment of site CFS133

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and does not include any areas identified as having a surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS1800

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	+

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the south (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on</p>	

Objective / criterion and commentary	Impact
specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and includes only a small area of land in its southern extent that is identified as having a 'medium' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS214

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop however is distanced from GP services and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached but in close proximity to the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and includes a small area of land identified as having a low surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 63: Detailed assessment of site CFS223

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--

Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby</p>	

Objective / criterion and commentary	Impact
<p>SSSI and Habitats site. The site borders traditional orchard Priority Habitat to the west. The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the south (Stour Valley System). The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 64: Detailed assessment of site CFS621

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?

Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p> <p>Two Listed Buildings lie to the west of the site in close proximity on the opposite side of The Street and the potential for harm on the significance of these assets or their settings is highlighted at this point. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard Priority Habitat to the north and east.</p> <p>The site is outside, but adjoins the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and includes only small areas of land identified as having a 'low' surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS1558

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop however is distanced from GP services and a primary school.	
There lies a Scheduled Monument to the north of the site within relatively close proximity. A degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard Priority Habitat top the west.	
The site is detached from the settlement boundary of Bradfield Heath and can be seen to contribute to the coalescence of Bradfield Heath and Mistley Heath to the north. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the east (Stour Valley System). The site is located within Grade 3 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS1064

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	+
4) Distance to GP services	- -
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	--
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p>	
<p>The site is within relatively close proximity to the Bardfield Conservation Area to the south east, and a further Listed Building is close to the site on the opposite side of Mill Lane to the south. There is considered to be the potential for harm to the significance of assets or their settings as a result, however uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders deciduous woodland Priority Habitat to the west, which is also an area of Ancient Woodland (Millgrove Wood and Mill Grove).</p>	
<p>The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site contains features of landscape value and is within a National Landscape Area (AONB). Approximately half of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the eastern site is in a highly sensitive area (Stour Valley System). The site is located within Grade 3 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk.</p>	

Table 65: Detailed assessment of site CFS1039

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p> <p>Two Listed Buildings lie to the west of the site in close proximity on the opposite side of The Street and the potential for harm on the significance of these assets or their settings is highlighted at this point. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard Priority Habitat to the west.</p> <p>The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins such an area to the north (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The majority of the central and southern parts of the site are within ground water Source Protection Zone III (Total Catchment).</p>	

Table 66: Detailed assessment of site CFS513

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--

Objective / criterion and commentary	Impact
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders deciduous woodland Priority Habitat to the north.</p>	
<p>The site is outside, but adjoins the settlement boundary of Bradfield Heath and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the</p>	

Objective / criterion and commentary	Impact
Landscape Character Assessment (2001), however the southern part is within a highly sensitive area (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS394

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?

Objective / criterion and commentary	Impact
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, and Neighbourhood Centres. The site is within close proximity to a bus stop and a primary school however is distanced from GP services.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is partly within the settlement boundary of Bradfield Heath, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include land identified as having any surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.13 Allocated Sites in Brightlingsea

Table 67: Detailed assessment of site MSA6

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+/++
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of	

Objective / criterion and commentary	Impact
house types and tenures could be possible, however no such information has been submitted.	
The site is within close proximity to the designated village centre within Brightlingsea and a bus stop. The site is however distanced from a primary school and GP services.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside but adjoins the settlement boundary of Brightlingsea and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 68: Detailed assessment of site MSA5

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0/?
2) Regeneration	0/?
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	+/?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0
9) Landscape features	0
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). An employment use was formerly on the site, however it is considered to be unused. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Brightlingsea. The site is also within close proximity to a bus stop, primary school, and GP services.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site within the development boundary and is considered to have no landscape implications as a result. The site is within FRZ1 and in an area identified as having no surface water flood risk.</p>	

Table 69: Detailed assessment of site SAH4

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	- -/?
14) Surface water flood risk	?/-

Objective / criterion and commentary	Impact
<p>Commentary</p> <p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.3-1.4km away). The site is also distanced from a primary school and GP services, however, is within close proximity to a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the west of the site and the site's location partly within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains deciduous woodland Priority Habitat in its northern part, and adjoins another area of this Priority Habitat to the south east. As a result, it is considered that BNG may be difficult to achieve on site in consideration of the dwelling yield submitted.</p> <p>The site is outside but adjoins the settlement boundary of Brightlingsea and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is in a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The majority of the site is within FRZ1, however the northern part includes significant areas of land within FRZ3. In addition, small areas of land within a 'high' chance of surface water flood risk area can be found within the site.</p>	

3.1.14 Alternative Sites in Brightlingsea

Table 70: Detailed assessment of site CFS2214

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	+

Objective / criterion and commentary	Impact
4) Distance to GP services	-/- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.3-1.4km away). The site is also distanced from a primary school and GP services, however, is within close proximity to a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site and the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of</p>	

Objective / criterion and commentary	Impact
the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders Ancient Woodland and deciduous woodland Priority Habitat to the east, and also the north west (although in this area the site is separated by a road).	
The site is outside, but adjoins the settlement boundary of Brightlingsea, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins an area which is highly sensitive to the north (Brightlingsea Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and in an area identified as having no surface water flood risk.	

Table 71: Detailed assessment of site CFS29

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	?/-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?

Objective / criterion and commentary	Impact
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services, however, is within close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains deciduous woodland Priority Habitat in its northern part. As a result, it is considered that BNG may be difficult to achieve on site in consideration of the dwelling yield submitted.</p>	
<p>The site is outside but adjoins the settlement boundary of Brightlingsea and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however the northern part includes a small area of land within a 'high' chance of surface water flood risk.</p>	

Table 72: Detailed assessment of site CFS254

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?

Objective / criterion and commentary	Impact
<p>Commentary</p> <p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is within close proximity to the designated village centre within Brightlingsea. The site is also within close proximity to a bus stop, primary school, and GP services.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location adjoining a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard and deciduous woodland Priority Habitat to the east.</p> <p>The site is outside but adjoins the settlement boundary and would not lead to the coalescence of settlements. The site is partly brownfield land however does contain feature of landscape value. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within FRZ1 however includes land low, medium and high (although very small) surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS270

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?/0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	+/?
Environmentally focused objectives	

Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). The site is currently used for storage under use class B7, and development as proposed would see a loss of this facility. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is within close proximity to the designated village centre within Brightlingsea. The site is also within close proximity to a bus stop, primary school, and GP services.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location in close proximity to a Conservation Area. Uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders traditional orchard and deciduous woodland Priority Habitat to the north east.</p>	
<p>The site is outside but adjoins the settlement boundary and would not lead to the coalescence of settlements. The site is partly brownfield land however does contain feature of landscape value. The site is within a broad area that is highly sensitive to development (Brightlingsea Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within FRZ1 however includes land low, medium and high (although very small) surface water flood risk.</p>	

3.1.15 Allocated Sites in Thorrington

Table 73: Detailed assessment of site MSA23

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Thorrington, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.</p>	

3.1.16 Alternative Sites in Thorrington

Table 74: Detailed assessment of site CFS155

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

Objective / criterion and commentary	Impact
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.</p>	

Objective / criterion and commentary	Impact
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside, but adjoins the settlement boundary of Thorrington, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only includes small areas identified as having a 'low' chance of surface water flood risk.	

Table 75: Detailed assessment of site CFS156

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?

Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Thorrington, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a low, medium and high chance of surface water flood risk can be found within the site.</p>	

Table 59: Detailed assessment of site CFS250

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site partly brownfield land and is outside, but in close proximity to the settlement boundary of Thorrington. The site does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include any areas identified as having a chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS251

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site partly brownfield land and is outside, but in close proximity to the settlement boundary of Thorrington. The site does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not include any areas identified as having a chance of surface water flood risk.</p>	

Table 76: Detailed assessment of site CFS2209

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	-
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/?

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from a primary school and GP services (both in Alresford), however, is within close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of Thorrington, however does not lead to the coalescence of settlements. The site contains some features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is located within Grade 2, however the southern extent of the site is within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a 'low' chance of surface water flood risk can be found within the site.</p>	

3.1.17 Allocated Sites in Manningtree, Mistley & Lawford

Table 77: Detailed assessment of site SAMU7

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?/+
2) Regeneration	++
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++

Objective / criterion and commentary	Impact
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	?/-
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	-
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is currently in employment use (similarly within an area designated as such), and within a regeneration area, within which a purely housing led scheme would lead to minor negative effects. The site has been promoted for mixed-use development, retaining some of the employment uses on site, however a level of uncertainty exists at this stage as to whether existing uses would remain on site.</p> <p>The site is within the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop.</p>	

Objective / criterion and commentary	Impact
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the existing use of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site, which it borders to the north. This area is also identified as mudflat Priority Habitat, however the site is separated by a walk way that follows the border of the estuary.	
The site is within the settlement boundary of Manningtree. The site is within a broad area that is highly sensitive to development (Cattawade Marshes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts and the fact that the site is brownfield. The site is within FRZ2 associated with the River Stour to the immediate north. The site is predominantly within an area of 'medium' surface water flood risk, however small areas identified as having a 'high' chance of surface water flood risk can also be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 78: Detailed assessment of site MSA4

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	?
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0/-
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site has a previous employment use, however uncertainty is highlighted due to the vacancy of the site, which represents a brownfield plot. It is unknown whether the historic use, as a maltings, could need the remediation of any contaminants.</p>	
<p>The site is distanced from the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site additionally borders deciduous woodland Priority Habitat to the south, and also 'no main habitat but additional habitats present' Priority Habitat to the south east.</p>	
<p>The site on brownfield land within the settlement development boundary, however is within a broad area that is highly sensitive to development (Stour Valley System), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts and the site's brownfield status. The site is predominantly within FRZ1 however the western part of the site is within FRZ2. Some areas of the site are identified as having a 'high' chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 79: Detailed assessment of site MSA3

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?/-
2) Regeneration	?/-
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site has an employment use; however uncertainty is highlighted due to site being submitted for allocation for housing. The site would therefore represent a brownfield plot. It is unknown whether the current / historic use, could require the remediation of any contaminants.</p> <p>The site is within close proximity to the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings and the site's location within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is within the settlement boundary of Manningtree and it is considered there are no landscape implications as a result. The site is within FRZ1, however areas (associated with a water body in the site's south eastern extent), are identified as having a 'high' chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.18 Alternative Sites in Manningtree, Mistley & Lawford

Table 80: Detailed assessment of site CFS131

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	-/0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++

Objective / criterion and commentary	Impact
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The northern part of the site has an employment use, and development as proposed would see a loss of such land.</p>	
<p>The site is distanced from the designated village centre within Manningtree. The site is however within close proximity of a primary school, GP services, and a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building (Lawford House) within the boundary of the site, which is predominantly in its setting. A degree of uncertainty is highlighted at this stage however,</p>	

Objective / criterion and commentary	Impact
<p>pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The entirety of the site is wood-pasture and parkland and deciduous woodland Priority Habitat which would be lost to development. As a result, it is considered that BNG would be difficult to achieve on site in consideration of the dwelling yield submitted.</p> <p>The site is partly in the settlement boundary of Lawford and does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within Grade 2 ALC. The site is within FRZ1 and only a few small areas are identified as having a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 81: Detailed assessment of site CFS217

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the designated village centre within Manningtree. The site is also distanced from a primary school and GP services, however is within close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); however borders such an area (Stour Valley System) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is within FRZ1, however areas (associated with a water body in the site's south eastern extent), are identified as having a 'high' chance of surface water flood risk. The majority of the site is within Grade 3 ALC, however the eastern parts are within Grade 2 ALC. The site is within FRZ1 and only a few small areas are identified as having a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS239

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	-/0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?/-
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0

Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The northern part of the site has an employment use, and development as proposed would see a loss of such land.</p> <p>The site is distanced from the designated village centre within Manningtree. The site is however within close proximity of a primary school, GP services, and a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area albeit only marginally in its north western corner. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders wood-pasture and parkland and deciduous woodland Priority Habitat to the south east.</p> <p>The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); however borders such an area to the north (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within Grade 2 ALC. The site is within FRZ1 and there are no areas identified as having a chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS2225

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?/-
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Two in the settlement hierarchy (suitable for sustainable housing growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the designated village centre within Manningtree. The site is also distanced from a primary school and GP services, however is within close proximity to a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of nearby Listed Buildings to the north (Mistley Hall) and to the east, as well as site's location adjacent to a Conservation Area in the north. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders wood-pasture and parkland and Ancient Woodland pasture Priority Habitat to the north.</p>	
<p>The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment</p>	

Objective / criterion and commentary	Impact
(2001); however the eastern part of the site is within such an area (Stour Valley System). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within Grade 3 ALC. The site is within FRZ1 and only a few small areas are identified as having a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.19 Allocated Sites in Little Bromley

Table 82: Detailed assessment of site MSA20

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?

Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from the nearest primary school (in Ardleigh), and GP services (in Ardleigh and Lawford), however is in close proximity to a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a cluster of Listed Buildings to the north west of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Little Bromley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land that is predominantly Grade 2 ALC, however the western part of the site is within Grade 1 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.20 Alternative Sites in Little Bromley

Table 83: Detailed assessment of site L.BRO01

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0

Objective / criterion and commentary	Impact
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres. The site is also distanced from the nearest primary school (in Ardleigh), and GP services (in Ardleigh and Lawford), however is in close proximity to a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a cluster of Listed Buildings to the south east of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Bromley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 1 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.21 Allocated Sites in Harwich and Dovercourt

Table 84: Detailed assessment of site MSA1

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	?
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	+

Objective / criterion and commentary	Impact
5) Brownfield land	?
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The proposal includes relocating the existing factory on site to a more modern building to be delivered on the Harwich Valley scheme, leaving largely uncertain effects on site due to the loss of employment land. The plot is therefore partly brownfield development; however it is uncertain whether the current / historic use would require the remediation of any contaminants.</p>	
<p>The site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A large proportion of the site is identified as deciduous woodland Priority Habitat, to the extent that it is considered that any BNG requirements would be difficult to meet on-site.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site.</p>	

Objective / criterion and commentary	Impact
<p>Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence.</p> <p>The site is within the development boundary, however does include landscape features (deciduous woodland) that would likely be lost to development. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts.</p> <p>The site is within FRZ1, however a small area is identified as having a 'high' chance of surface water flood risk.</p>	

Table 85: Detailed assessment of site SAH1

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	?
8) Designated assets	- -/-?
8) Non-designated assets	0/?
9) Landscape character	0/?

Objective / criterion and commentary	Impact
9) Landscape features	0
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is approximately 500m from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building within the red line boundary of the site, presumably where access would be required via Ramsey Road. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is within the settlement boundary of Harwich and Dovercourt and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

Table 86: Detailed assessment of site SAMU5

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	+

Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	

Objective / criterion and commentary	Impact
<p>At its closest point the site is within approximately 500m from a neighbourhood centre, however the majority of the site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of Listed Buildings to the north and north west of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. Mitigation may be considered achievable due to the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of nearby SSSIs and a Habitats site which borders the site to the south east. Additionally, the site borders coastal saltmarsh and 'no main habitat but additional habitats present' Priority Habitats to the east / south east.</p>	
<p>The site is outside, but adjoins the settlement boundary of Harwich and Dovercourt and does not lead to the coalescence of settlements. The site does however contain features of landscape value that are synonymous with the Landscape Character Area. The site spans two broad areas that are highly sensitive to development (Hamford Drained Marshes and Islands and Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 4, non-agricultural, and also Grade 2 ALC where it joins the built up area to the north. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated.</p>	

3.1.22 Alternative Sites in Harwich and Dovercourt

Table 87: Detailed assessment of site CFS28

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	+

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside but adjoins the settlement boundary. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any</p>	

Objective / criterion and commentary	Impact
further evidence on specific impacts. The site is within Grade 2 ALC. The site is within FRZ1 and does not include any land identified as having a chance of surface water flood risk.	

Table 88: Detailed assessment of site CFS172

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	?/-
9) Landscape features	-
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/0
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier One in the settlement hierarchy (the most sustainable locations for growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the designated neighbourhood centre within Dovercourt. The site is also distanced from the nearest GP services (in Harwich), however is in close proximity to a primary school and a bus stop.</p>	
<p>There is the potential for substantial harm to the significance of heritage assets and their setting as the site includes three Listed Buildings (associated with Michaelstow Hall and also the Grade I listed Parish Church of St Michael) within the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A large proportion of the site is identified as wood-pasture and parkland, deciduous woodland, and Ancient Woodland pasture Priority Habitat, to the extent that it is considered that any BNG requirements would be difficult to meet on-site.</p>	
<p>The site is outside but adjoins the settlement boundary and does not lead to the coalescence of settlements. The site however contains multiple and varied features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the northern part is within such an area (Ramsey Creek). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is within Grade 3 ALC, however the northern extent is within Grade 4 ALC. The site is within FRZ1 and includes only a few small areas identified as having a low, medium and high chance of surface water flood risk.</p>	

3.1.23 Allocated Sites in St Osyth

Table 89: Detailed assessment of site SAH9

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+

Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is within close proximity to the designated village centre of St Osyth, as well as GP services, a primary school, and a bus stop.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders deciduous woodland Priority Habitat to the south.	
The site is outside, but adjoins the settlement boundary of St Osyth, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins two such areas in the south (St Osyth Coastal Slopes and St Osyth Coastal Ridge); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and small areas identified as having a low, medium and high chance of surface water flood risk can be found within the site.	

3.1.24 Alternative Sites in St Osyth

Table 90: Detailed assessment of site CFS420

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?

Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the designated village centre of St Osyth, as well as GP services, and a primary school. The site is in close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is detached from the settlement boundary of St Osyth, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001); however adjoins one such area (St Osyth Coastal Slopes) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not include any land identified as having a chance of surface water flood risk.</p>	

Table 91: Detailed assessment of site CFS419

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the designated village centre of St Osyth, as well as GP services, and a primary school. The site is in close proximity to a bus stop.</p> <p>There is considered the potential for harm to the significance of a heritage asset or its setting due to the presence of a Listed Building to the immediate south of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of St Osyth, however does not lead to the coalescence of settlements, and contains few features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the southern part is within one such area (St Osyth Coastal Slopes); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas are identified as having a 'low' chance of surface water flood risk.</p>	

3.1.25 Allocated Sites in Great Oakley

Table 92: Detailed assessment of site MSA15

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++

Objective / criterion and commentary	Impact
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Oakley, does not lead to the</p>	

Objective / criterion and commentary	Impact
coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area to the south (The Oakley Ridge); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 93: Detailed assessment of site MSA16

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?

Objective / criterion and commentary	Impact
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Oakley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and small areas identified as having a 'low' chance of surface water flood risk can be found within the site.</p>	

3.1.26 Alternative Sites in Great Oakley

Table 94: Detailed assessment of site CFS225

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school.	
The site is in close proximity to a Conservation Area to the west, however is suitably large that mitigation of any impacts could be considered possible. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside but adjoins the settlement boundary of Great Oakley and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however an area of land in its northern extent (presumably where access would be proposed) is identified as having a 'high' chance of surface water flood risk, in addition to other small pockets of similar risk further south.	

Table 95: Detailed assessment of site CFS225-07

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school.</p>	
<p>The site is in close proximity to a Conservation Area to the west, however is suitably large that mitigation of any impacts could be considered possible. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside but adjoins the settlement boundary of Great Oakley and does not lead to the coalescence of settlements. The site does however contain various features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and only small areas identified as having a 'low' chance of surface water flood risk can be found within the site.</p>	

Table 59: Detailed assessment of site EXP05

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is however in close proximity to a bus stop, GP services, and a primary school.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Oakley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

3.1.27 Allocated Sites in Wrabness

Table 96: Detailed assessment of site MSA28

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--

Objective / criterion and commentary	Impact
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is also distanced from the nearest GP services (in Great Oakley) and primary school (in Ramsey), however is within close proximity to a train station.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the east of the site. Despite this, mitigation is considered possible and uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally the site borders deciduous woodland Priority Habitat to the north, associated with the railway line.</p>	

Objective / criterion and commentary	Impact
<p>The site is outside, but adjoins the settlement boundary of Wrabness, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The northern half (approximately) of the site is located within Grade 3 ALC, with the southern half within Grade 2 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.</p>	

3.1.28 Alternative Sites in Wrabness

Table 97: Detailed assessment of site EXT

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	-/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?

Objective / criterion and commentary	Impact
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any designated Town, Village, or Neighbourhood centres. The site is also distanced from the nearest GP services (in Great Oakley) and primary school (in Ramsey), however is within close proximity to a train station.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is adjacent to a SSSI (Stour and Copperas Woods, Ramsey SSSI) to the east and is within the Impact Risk Zone (IRZ) of this SSSI as well as a Habitats site. Additionally the site borders deciduous woodland Priority Habitat and Ancient Woodland to the east.</p>	
<p>The site is outside, but adjoins the settlement boundary of Wrabness, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and only small areas identified as having a 'low' chance of surface water flood risk can be found within the site.</p>	

3.1.29 Allocated Sites in Great Holland

Table 98: Detailed assessment of site MSA13

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	-/- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.4-1.5km) and is a similar distance from GP services and a primary school (the nearest all being in Kirby Cross). The site is however within close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Holland, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.</p>	

Table 99: Detailed assessment of site MSA14

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++

Objective / criterion and commentary	Impact
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Great Holland, does not lead to the</p>	

Objective / criterion and commentary	Impact
coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site.	

3.1.30 Alternative Sites in Great Holland

Table 100: Detailed assessment of site CFS2147

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-/- -
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0

Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres (approximately 1.4-1.5km) and is a similar distance from GP services and a primary school (the nearest all being in Kirby Cross). The site is however within close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, and although directly adjoining the settlement boundary of Great Holland, is well related. The site does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

Table 101: Detailed assessment of site CFS2012(1)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop.	
The site is located within close proximity to a Listed Building to the south west, albeit on the opposite side of Clacton Road. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside but is in close proximity to the settlement boundary of Great Holland. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area (Holland Coastal Slopes) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a low chance of surface water flood risk can be found within the site.	

Table 102: Detailed assessment of site CFS2012(2)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop.</p>	
<p>The site is located within close proximity to a Listed Building to the south west, albeit on the opposite side of Clacton Road. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside but is in close proximity to the settlement boundary of Great Holland. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area (Holland Coastal Slopes) to the south. Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a low chance of surface water flood risk can be found within the site.</p>	

Table 59: Detailed assessment of site CFS1972

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?/-
8) Non-designated assets	0
9) Landscape character	?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP Services and a primary school. The site is however in close proximity of a bus stop.</p> <p>There is the potential for harm to the significance of a heritage asset, due to the proximity to a Listed Building to the south along Clacton Road. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Holland, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however adjoins one such area to the south (Holland Coastal Slopes). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only small areas identified as having a low chance of surface water flood risk can be found within the site.</p>	

3.1.31 Allocated Sites in Kirby-le-Soken

Table 103: Detailed assessment of site MSA18

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders traditional orchard Priority Habitat to the east.</p>	
<p>The site is outside, but adjoins the settlement boundary of Kirby-le-Soken, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage,</p>	

Objective / criterion and commentary	Impact
pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however the majority of the site is within an area identified as having a 'high' chance of surface water flood risk.	

Table 104: Detailed assessment of site MSA17

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Kirby-le-Soken, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

3.1.32 Alternative Sites in Kirby-le-Soken

Table 105: Detailed assessment of site CFS122

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

Objective / criterion and commentary	Impact
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	?/-/-
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its</p>	

Objective / criterion and commentary	Impact
setting, due to the site's location partly within a Conservation Area, presumably where access would be proposed from The Street. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside, but adjoins the settlement boundary of Kirby-le-Soken (although is predominantly detached), does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The southern parts of the site are within FRZ1, however the northern extent is within FRZ3 and FRZ2. The site is however not within any areas identified as having a surface water flood risk.	

Table 106: Detailed assessment of site CFS124

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services and a primary school. The site is however within close proximity of a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached to the settlement boundary of Kirby-le-Soken, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and is not within an area identified as having a chance of surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS1215

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?

Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	-
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-

Objective / criterion and commentary	Impact
<p>Commentary</p> <p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood Centres as well as GP services, a primary school, and a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of Kirby-le-Soken, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however a large proportion of the site is identified as having a low, medium and high chance of surface water flood risk.</p>	

3.1.33 Allocated Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Table 107: Detailed assessment of site SAH11

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+/?
5) Brownfield land	-

Objective / criterion and commentary	Impact
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being partly within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders woodpasture and parkland, and deciduous woodland Priority Habitats to the south west. The site also includes an area of Ancient Wood Pasture associated with Thorpe Hall in its eastern extent, which would presumably be lost. As a result, it is considered that it could be difficult to ensure BNG on site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area and the aforementioned Ancient Woodland Pasture. The site is not within a broad area that is highly sensitive to development, as per the</p>	

Objective / criterion and commentary	Impact
Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site SAH10

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being partly within a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site includes woodpasture and parkland, and deciduous woodland Priority Habitats. The site also includes an area of Ancient Wood Pasture associated with Thorpe Hall. As a result, it is considered that it could be difficult to ensure BNG on site.</p> <p>The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

3.1.34 Alternative Sites in Thorpe-le-Soken / Thorpe Station and Maltings

Table 108: Detailed assessment of site CFS1619

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+

Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	?/-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing, however, is within a settlement / area (Thorpe Station) that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is relatively distanced from the village centre in Thorpe-le-Soken however is within close proximity to the train station and a primary school. The site is relatively distanced to GP services.	
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to two Conservation Areas to the north and south. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders a small area of deciduous woodland Priority Habitat to the north east.	
The site is outside, but adjoins the settlement boundary of Thorpe Maltings however does not lead to the coalescence of settlements. The site however does contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however areas identified as having a 'high' chance of surface water flood risk can be found within the site associated with a waterbody.	

Table 109: Detailed assessment of site CFS36

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?

Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders woodpasture and parkland, and deciduous woodland Priority Habitats to the south west.</p>	
<p>The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does not contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

Table 110: Detailed assessment of site CFS88

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being adjacent to a Conservation Area to the west. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The entirely of the site is Ancient Wood Pasture associated with Thorpe Hall, which would presumably be lost. As a result, it is considered that it could be difficult to ensure BNG on site.</p> <p>The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only a small area of the site in its southern extent is identified as having a high chance of surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS141

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+

Objective / criterion and commentary	Impact
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being adjacent to a Conservation Area in the east. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of Thorpe-le-Soken, however does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not</p>	

Objective / criterion and commentary	Impact
within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS192

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?

Objective / criterion and commentary	Impact
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas of land identified as having a low and medium chance of surface water flood risk can be found within the site.</p>	

Table 111: Detailed assessment of site CFS244

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

Objective / criterion and commentary	Impact
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site.</p>	

Objective / criterion and commentary	Impact
Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is detached from the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a large proportion of the site in the west is identified as having a high and medium chance of surface water flood risk.	

Table 112: Detailed assessment of site CFS1906

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?

Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	?/-
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The site borders deciduous woodland Priority Habitat to the north / centrally.</p> <p>The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The majority of the site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), however the northern extent is within one such area (Hamford Coastal Slopes). Nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a few small areas identified as having a high and medium chance of surface water flood risk can be found within the site.</p>	

Table 59: Detailed assessment of site CFS511

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+

Objective / criterion and commentary	Impact
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The southern half of the site can be considered brownfield land and is within the settlement boundary of Thorpe-le-Soken and the northern half is adjoining. The site does not lead to the coalescence of settlements. The northern half of the site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a large proportion of the site includes land identified as having a high and medium chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS3245

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	+
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

Objective / criterion and commentary	Impact
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being adjacent to a Conservation Area to the east. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders woodpasture and parkland Priority Habitat to the east as well as an area of Ancient Wood Pasture associated with Thorpe Hall.</p>	
<p>The site is detached from the settlement boundary of Thorpe-le-Soken however does not lead to the coalescence of settlements. The site contains some features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and various areas identified as having a high and medium surface water flood risk can be found within the site. Nevertheless, the size of the site can be considered to ensure suitable mitigation.</p>	

Table 113: Detailed assessment of site CFS3246

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	++
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Thorpe-le-Soken as well as GP services, a primary school, and a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location being entirely within a Conservation Area and adjacent to Listed Buildings to the south east and opposite the B1033 to the north east. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, a significant proportion of the site includes an area of Ancient Wood Pasture associated with Thorpe Hall in its eastern extent, which would presumably be lost. As a result, it is considered that it could be difficult to ensure BNG on site.</p> <p>The site is outside, but adjoins the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

Table 114: Detailed assessment of site CFS3257

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	-

Objective / criterion and commentary	Impact
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to two Listed Buildings being in close proximity to the site in the south. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is detached from the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain features of landscape value. The site is</p>	

Objective / criterion and commentary	Impact
not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1; however a significant part of the site is identified as having a high surface water flood risk.	

Table 59: Detailed assessment of site CFS3293

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	-
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?

Objective / criterion and commentary	Impact
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the village centre in Thorpe-le-Soken as well as GP services, and a primary school. The site is in close proximity to a bus stop however.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of Thorpe-le-Soken and does not lead to the coalescence of settlements. The site does however contain some features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

Table 59: Detailed assessment of site CFS90

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	

Objective / criterion and commentary	Impact
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	?/-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement / area (Thorpe Station) that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is relatively distanced from the village centre in Thorpe-le-Soken however is within close proximity to the train station and a primary school. The site is relatively distanced to GP services.</p>	

Objective / criterion and commentary	Impact
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location adjacent to a Conservation Areas to the north and in close proximity to a Conservation Area to the south. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is detached from the settlement boundary of Thorpe Maltings however does not lead to the coalescence of settlements. The site however does contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and only a small part of the site has a low chance of surface water flood risk.	

Table 115: Detailed assessment of site CFS1668

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?/-
3) Distance to public transport	++
4) Distance to GP services	?/-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	0
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing, however, is within a settlement / area (Thorpe Station) that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is relatively distanced from the village centre in Thorpe-le-Soken however is within close proximity to the train station and a primary school. The site is relatively distanced to GP services.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the site's location within a Conservation Area and in close proximity to a Listed Building to the west. A degree of uncertainty is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is within the settlement boundary of Thorpe Maltings and does not lead to the coalescence of settlements. The site however does contain features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 4 ALC. The site is within FRZ1, however a small part of the site in its western extent is identified as having a 'high' chance of surface water flood risk.</p>	

3.1.35 Allocated Sites in Beaumont

Table 116: Detailed assessment of site MSA8

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village or Neighbourhood centres as well as the nearest GP services and primary school (in Thorpe-le-Soken). The site is however within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Beaumont, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

3.1.36 Alternative Sites in Beaumont

No reasonable alternative sites have been submitted / identified within Beaumont.

3.1.37 Allocated Sites in Little Clacton

Table 117: Detailed assessment of site SAH8

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house	

Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted.	
The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders deciduous woodland Priority Habitat to the north east.	
The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

3.1.38 Alternative Sites in Little Clacton

Table 118: Detailed assessment of site CFS137

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

Objective / criterion and commentary	Impact
6) Biodiversity features	-
7) BNG	?
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton). The site is however in close proximity of a primary school in Little Clacton and a bus stop.</p>	
<p>It is considered that there is the potential for substantial harm on a heritage asset or its setting as the site contains a Listed Building, is within its setting, and is adjacent to two further Listed Buildings to the west. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A significant proportion of the site is deciduous woodland Priority Habitat. As a result, it is considered that it would be difficult to ensure BNG on site.</p>	
<p>The site is detached from the settlement boundary of Little Clacton, however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however parts of the site are identified as of a high surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS1639

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however parts of the site are identified as having a high chance of surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS86

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	+

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services.</p>	
<p>There is considered to be the potential for harm on the significance of heritage assets or their settings due to the presence of two Listed Buildings adjacent to the site: one to the north, and one to the south. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is partly within the northern settlement boundary of Little Clacton and would see this boundary merge with that of southern Little Clacton. The site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage,</p>	

Objective / criterion and commentary	Impact
pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however some small parts are within areas identified as of a high chance of surface water flood risk.	

Table 119: Detailed assessment of site CFS101

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however some small areas identified as of a high surface water flood risk can be found within the site.</p>	

Table 120: Detailed assessment of site CFS1643

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--

Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/- -/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby</p>	

Objective / criterion and commentary	Impact
<p>SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Clacton. The site would lead to the coalescence of Little Clacton with Weeley Heath however contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and only small areas of the site are identified as having a low, medium and high chance of surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS2203

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0

Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	- -/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services.</p>	
<p>A Listed Building and its setting adjoins the site to the west, albeit only a small area of the whole site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Little Clacton and contains few features of landscape value. The site would however lead to the coalescence of Little Clacton and Clacton and the merging of the two separate settlement boundaries. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however there are some areas identified as having a high chance of surface water flood risk within the site.</p>	

Table 59: Detailed assessment of site CFS2200

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	

Objective / criterion and commentary	Impact
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is detached from the settlement boundary of Little Clacton, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.	

Table 121: Detailed assessment of site CFS2116

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	?
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?

Objective / criterion and commentary	Impact
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	0/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is approximately 750-800m from a neighbourhood centre to the south. The site is distanced from GP services (in north Clacton) and a primary school. The site is however in close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is within the settlement boundary of Clacton however is currently greenfield land. The site, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas identified as having a medium and high surface water flood risk can be found within the site.</p>	

Table 122: Detailed assessment of site CFS910

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

Table 59: Detailed assessment of site CFS909

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	+
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	+

Objective / criterion and commentary	Impact
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	- -/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Little Clacton and contains few features of landscape value. The site would however lead to the coalescence of Little Clacton and Clacton and the merging of the two separate settlement boundaries. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on</p>	

Objective / criterion and commentary	Impact
specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a number of areas identified as having a high surface water flood risk can be found within the site.	

Table 59: Detailed assessment of site CFS902

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders deciduous woodland and coastal and floodplain grazing marsh Priority Habitat to the north east.</p> <p>The site is outside, but adjoins the settlement boundary of Clacton and does not lead to the coalescence of settlements. The site does however contain some few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and only small areas identified as having a low surface water flood risk can be found within the site.</p>	

Table 123: Detailed assessment of site CFS865

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++

Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	-
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby</p>	

Objective / criterion and commentary	Impact
<p>SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however an area identified as having a high surface water flood risk can be found within central part of the site.</p>	

Table 124: Detailed assessment of site CFS3260

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0

Objective / criterion and commentary	Impact
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however a relatively large proportion of the site is identified as having a high and medium surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS3291

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	-/- -
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/0
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-/?
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house	

Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted.	
The site is in close proximity to the village centre in Little Clacton, as well as a primary school, and a bus stop. The site is however distanced from GP services.	
There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is partly within the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a relatively large proportion of the site is identified as having a high and medium surface water flood risk.	

Table 59: Detailed assessment of site CFS164

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from the village centre in Little Clacton, as well as GP services (in north Clacton) and a primary school (Little Clacton). The site is however in close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders traditional orchard Priority Habitat to the north east.</p>	
<p>The site is detached from the settlement boundary of Little Clacton, however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

3.1.39 Allocated Sites in Horsley Cross

Table 125: Detailed assessment of site SAMU9

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-/- -
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	+
8) Designated assets	- -/-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	--
10) Groundwater	?
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-/?
13) Renewable energy	0/?
14) Fluvial flood risk	0/- -
14) Surface water flood risk	?/-
Commentary	
<p>The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however meets the threshold for new school delivery due to the scale of growth / housing quantum proposed. The site is within close proximity to a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of four Listed Buildings within the red line boundary of the site and also a Protected Lane in the site's eastern part. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. Mitigation could be achievable in consideration of the large size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains four small areas of deciduous woodland Priority Habitat, and two areas of Ancient Woodland, however it could be expected that these be integrated into any new development of the area, due to its size.</p>	
<p>The site, as a new settlement, is outside any settlement boundaries, and although neither have settlement boundaries would lead to the merging of the small settlements of Horsley Cross and Horsleycross Street. Inevitably due to its size, the site contains multiple features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within land classified as both Grade 3 and Grade 2 ALC. A small area of the site (in its western extent) includes a watercourse and associated small areas of FRZ3. Small areas identified as having a 'high' chance of surface water flood risk can be found throughout the site. Nevertheless for both fluvial and surface water flood risk, the size of the site is likely to ensure that mitigation or avoidance can be successfully implemented. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.40 Alternative Sites in Horsley Cross

Table 126: Detailed assessment of site CFS142

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village or Neighbourhood centres, as well as GP services and a primary school, however is within close proximity of a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p> <p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site does not include any areas of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS221

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?

Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	?/-
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village or Neighbourhood centres, as well as GP services and a primary school, however is within close proximity of a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the south east of the site and another to the west albeit on the opposite side of Clacton Road. Uncertainty is highlighted at this stage, pending further evidence and in consideration of the size of the site and the possibility of mitigation. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site includes a small area of deciduous woodland Priority Habitat and Ancient and Semi-natural Woodland in its north western extent; however it is considered that this could be integrated into any development due to the site's size.</p>	
<p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is within Grade 2 ALC, however the western extent of the site is within Grade 3 ALC. The site is within FRZ1 and only has small areas identified</p>	

Objective / criterion and commentary	Impact
as having a low, medium and high surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS2216

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?

Objective / criterion and commentary	Impact
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village or Neighbourhood centres, as well as GP services and a primary school, however is within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p> <p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site only contains small areas identified with low, medium and high surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.41 Allocated Sites in Hare Green

Table 127: Detailed assessment of site SAMU8

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	++
1) Housing type and tenure	?/+
2) Employment land	++/+
2) Regeneration	+

Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-/--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	+
8) Designated assets	-/-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	--
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/-
13) Renewable energy	0/?
14) Fluvial flood risk	0/-
14) Surface water flood risk	?/-
Commentary	
<p data-bbox="196 1882 1283 2010">The site is considered strategic for the purposes of meeting the District's housing targets and as a large site proposed for mixed-use development, could also be expected to offer significant impacts in relation to the delivery of employment land. It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	

Objective / criterion and commentary	Impact
The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however meets the threshold for new school delivery due to the scale of growth / housing quantum proposed. The site does however include numerous bus stops.	
There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of seven Listed Buildings within the red line boundary of the site. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. Mitigation could be achievable in consideration of the large size of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains approximately six areas of deciduous woodland Priority Habitat, however it could be expected that these be integrated into any new development of the area, due to its size, and much of this habitat adjoins the A120 and A133.	
The site, as a new settlement, is predominantly outside any settlement boundaries however subsumes the settlement of Frating (which has a settlement boundary) and would lead to the merging of Frating with the small settlements of Balls Green and Hare Green (which do not have settlement boundaries) Street. Inevitably due to its size, the site contains multiple features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 3, Grade 2, and also (predominantly) Grade 1 ALC. A small area of the site (in its eastern extent) includes a watercourse and associated small areas of FRZ3. Small areas identified as having a 'high' chance of surface water flood risk can be found throughout the site. Nevertheless for both fluvial and surface water flood risk, the size of the site is likely to ensure that mitigation or avoidance can be successfully implemented. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.42 Alternative Sites in Hare Green

Table 128: Detailed assessment of site CFS846

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--

Objective / criterion and commentary	Impact
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site contains an area of deciduous woodland Priority Habitat in its northern extent. As a result, it is considered that it could be difficult to ensure BNG on site.</p>	

Objective / criterion and commentary	Impact
The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS16

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

Objective / criterion and commentary	Impact
9) Landscape features	-/- -
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS427

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0

Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/- -
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly	

Objective / criterion and commentary	Impact
distanced from existing primary schools and GP services, however is within close proximity of a bus stop.	
A Listed Building lies to the south of the site in relatively close proximity. Uncertainty is highlighted at this stage as to any impacts, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the borders an area of deciduous woodland Priority Habitat to the north.	
The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains multiple features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 129: Detailed assessment of site CFS32

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+

Objective / criterion and commentary	Impact
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS83

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+

Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?

Objective / criterion and commentary	Impact
<p>Commentary</p> <p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of three Listed Buildings to the immediate north boundary of the site. Uncertainty surrounding the significance of the impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside but adjoins the settlement boundary of Frating Green and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 however contains an area with a low, medium and high chance of surface water flood risk to the east, presumably where access would be proposed. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS165

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?

Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p>	
<p>There are three Listed Buildings in relatively close proximity to the site to the east along the A133. Uncertainty surrounding the significance of any impact is highlighted at this stage however, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside but adjoins the settlement boundary of Frating Green and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and only a small area is identified as having a low chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 130: Detailed assessment of site CFS82

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside but adjoins the settlement boundary of Frating Green and does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. Although the site borders a watercourse to the east, the site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 131: Detailed assessment of site CFS159

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--

Objective / criterion and commentary	Impact
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders an area of deciduous woodland Priority Habitat to the south.</p> <p>The site is outside any settlement boundaries however does not lead to the coalescence of</p>	

Objective / criterion and commentary	Impact
settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 and only contains a small area identified as having a low chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 59: Detailed assessment of site CFS3247

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?

Objective / criterion and commentary	Impact
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/?
Commentary	
<p>The site has been submitted for housing and is within a settlement that represents Tier Three in the settlement hierarchy (suitable for proportionate growth). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres. The site is similarly distanced from existing primary schools and GP services, however is within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. Additionally, the site borders an area of deciduous woodland Priority Habitat in the south east.</p> <p>The site is outside any settlement boundaries however does not lead to the coalescence of settlements. The site contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within land classified as Grade 1 ALC. The site is within FRZ1 however contains an area identifies having a low and medium chance of surface water flood risk in its southern extent, presumably where access would be proposed. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.43 Allocated Sites in Little Bentley

Table 132: Detailed assessment of site MSA19

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?

Objective / criterion and commentary	Impact
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-

Objective / criterion and commentary	Impact
<p>Commentary</p> <p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres as well as the nearest GP services and primary school. The site is however within close proximity of a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Clacton, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1, however areas identified as having a 'high' chance of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.44 Alternative Sites in Little Bentley

No reasonable alternative sites have been submitted / identified within Little Bentley.

3.1.45 Allocated Sites in Tendring Heath

Table 133: Detailed assessment of site MSA22

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	?
2) Regeneration	?
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--

Objective / criterion and commentary	Impact
4) Distance to primary school	--
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted. The site is identified as having a previous employment use, however uncertainty is highlighted due to the vacancy of the site, which represents a brownfield plot. It is unknown whether the historic use, as a haulage depot, could need the remediation of any contaminants.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres as well as the nearest primary school and GP services. The site is however within close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	

Objective / criterion and commentary	Impact
The site is outside any current settlement boundaries (the countryside, as defined) however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within FRZ1, and no areas of surface water flood risk can be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).	

3.1.46 Alternative Sites in Tendring Heath

No reasonable alternative sites have been submitted / identified within Tendring Heath.

3.1.47 Allocated Sites in Great Bromley

Table 134: Detailed assessment of site MSA11

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0/- -
14) Surface water flood risk	?/-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Great Bromley and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site includes land within FRZ3 in its northern extent, associated with a watercourse. This area also includes land identified as having a 'high' chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 135: Detailed assessment of site MSA12

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Great Bromley, does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 1 ALC. The site is within FRZ1, and no areas of surface water flood risk can be found within the site.</p>	

3.1.48 Alternative Sites in Great Bromley

Table 59: Detailed assessment of site CFS253

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--

Objective / criterion and commentary	Impact
4) Distance to primary school	+
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop.</p>	
<p>Two Listed Buildings lie to the west of the site on the opposite side of Parsons Hill. Uncertainty is highlighted at this stage as to any impacts, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. The entirety of the site is however wood-pasture and parkland which would be lost to development. As a result, it is considered that it could be difficult to ensure BNG on site.</p>	
<p>The site is detached from the settlement boundary of Great Bromley however does not lead to the coalescence of settlements. The site does however contain multiple features of landscape value.</p>	

Objective / criterion and commentary	Impact
The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).	

Table 136: Detailed assessment of site CFS256(1)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?

Objective / criterion and commentary	Impact
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A small section of the south west of the site is wood-pasture and parkland and deciduous woodland Priority Habitat.</p> <p>The site is outside, but adjoins the settlement boundary of Great Bromley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 137: Detailed assessment of site CFS256(2)

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0

Objective / criterion and commentary	Impact
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	-
7) BNG	?
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site	

Objective / criterion and commentary	Impact
<p>is however in close proximity to a primary school and a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site. A part of the site is wood-pasture and parkland and deciduous woodland Priority Habitat. As a result, it is considered that it could be difficult to ensure BNG on site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Great Bromley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 2 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS1369

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	+
4) Distance to GP services	--
4) Distance to primary school	++
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-/- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres and GP services. The site is however in close proximity to a primary school and a bus stop.</p>	
<p>There is considered to be the potential for harm to a heritage asset or its setting as a result of two Listed Buildings in close proximity to, one of which is Park Farmhouse within the broad setting of which the site is located. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is detached from any settlement boundaries however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is located within Grade 2 ALC, however southern parts of the site are within Grade 1 ALC. The site is within FRZ1 and only contains small areas associated with a low, medium and high chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

Table 59: Detailed assessment of site CFS615

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	--
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-/?
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from any settlement boundaries however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 1 ALC. The site is within FRZ1 and contains only a small area identified as having a low chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.1.49 Alternative Sites in Other Settlements

Table 59: Detailed assessment of site CFS115

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++

Objective / criterion and commentary	Impact
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/-/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	-
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.</p>	
<p>There is considered to be the potential for substantial harm on the significance of a heritage asset of its setting as a result of the site being in very close proximity to a Scheduled Monument (Heavy Anti-aircraft gunsite 350m north east of Little Oakley Hall). Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	

Objective / criterion and commentary	Impact
<p>The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes / The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1, however a significant proportion of the site is within an area identified as having a 'high' chance of surface water flood risk.</p>	

Table 138: Detailed assessment of site CFS116

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	- -
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?

Objective / criterion and commentary	Impact
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.</p> <p>There is considered the potential for harm to heritage assets and their settings, as a result of three Listed Buildings being in close proximity to the site: two directly opposite north of the B1414 and another immediately north east of the site boundary. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes / The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.</p>	

Table 139: Detailed assessment of site CFS848

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0

Objective / criterion and commentary	Impact
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house	

Objective / criterion and commentary	Impact
types and tenures could be possible, however no such information has been submitted.	
The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.	
The site is located opposite a Listed Building along the B1414, however the majority of the site is located behind those existing buildings south of this road. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.	
The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The majority of the site is located within Grade 3 ALC, however the southern extent is within Grade 2 ALC. The site is within FRZ1 and contains only small areas identified as having a low chance of surface water flood risk.	

Table 59: Detailed assessment of site CFS2195

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.</p>	
<p>The site is located in close proximity to a Listed Building along the B1414, however the majority of the site is located behind those existing buildings north of this road. Nevertheless, uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is outside, but adjoins the settlement boundary of Little Oakley and does not lead to the coalescence of settlements. The site does however contain features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (Hamford Coastal Slopes / The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and contains only small areas identified as having a low, medium and high chance of surface water flood risk.</p>	

Table 59: Detailed assessment of site CFS3104

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	

Objective / criterion and commentary	Impact
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0

Objective / criterion and commentary	Impact
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p> <p>The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p> <p>The site is detached from the settlement boundary of Little Oakley however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.</p>	

Table 140: Detailed assessment of site CFS3105

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?

Objective / criterion and commentary	Impact
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	- -/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.</p>	
<p>There is considered the potential for substantial harm to a heritage asset or its setting due to the presence of a Listed Building (The White House) within the boundary of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is detached from the settlement boundary of Little Oakley however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.</p>	

Table 141: Detailed assessment of site CFS3106

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	+/?
1) Housing type and tenure	?/+
2) Employment land	0
2) Regeneration	0
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	--
4) Distance to primary school	-
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	?
9) Landscape character	-/?
9) Landscape features	-/?
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?

Objective / criterion and commentary	Impact
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site has been submitted for housing, however, is within a settlement that represents Tier Four in the settlement hierarchy (a less sustainable settlement). It can be considered that a range of house types and tenures could be possible, however no such information has been submitted.</p>	
<p>The site is distanced from any Town, Village, or Neighbourhood centres, a primary school, and GP services. The site is however in close proximity to a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site.</p>	
<p>The site is detached from the settlement boundary of Little Oakley however does not lead to the coalescence of settlements. The site contains few features of landscape value synonymous with the Landscape Character Area. The site is within a broad area that is highly sensitive to development (The Oakley Ridge), as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is located within Grade 3 ALC. The site is within FRZ1 and does not contain any areas associated with surface water flood risk.</p>	

3.2 Employment Sites

In addition to the employment allocations within the adopted Local Plan, the sites within the following sub-sections are newly allocated as part of the Local Plan Review. Alternative employment sites are similarly included and signposted within this section.

3.2.1 Allocated Employment Sites

3.2.1.1 SAE3: Grovewood Business Park, Collierswood Farm, Land North of the A120

Table 142: Detailed assessment of Site SAE3

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	-
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?

Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	--
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
<p>The proposal is for employment use. The site is distanced from any Town, Village or Neighbourhood centres, as well as the nearest bus stop in Bromley Cross.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of three Listed Buildings to the north of the site. Uncertainty is highlighted at this stage, pending further evidence.</p>	
<p>The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI. The site includes a small area of deciduous woodland Priority Habitat. Due to the size of the site however, it is considered that this area of habitat could be suitably avoided or impacts on it otherwise mitigated within any development.</p>	
<p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlement. The site contains features of landscape value that are synonymous with the Landscape Character Area. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is within land identified as Grade 1 (Excellent) ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.2.1.2 Site 146: Land North of the A120 Harwich Road

Table 143: Detailed assessment of Site 146

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	-
3) Distance to public transport	?
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	0
10) Surface water	0
11) Air quality	0

Objective / criterion and commentary	Impact
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	--
14) Surface water flood risk	?/-
Commentary	
<p>The site is distanced from any Town, Village or Neighbourhood centres. The site is within close proximity of a bus stop, however this is south of the A120 whilst the site lies north.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p> <p>The site is outside the settlement boundary of Harwich (the countryside as defined), however does not lead to the coalescence of settlements, and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. The site is entirely within FRZ3, and small areas of the site are identified as having a 'high' chance of surface water flood risk. Pending the findings of any flood risk assessment and the application of sequential testing, it would be recommended that development be limited to water compatible or 'less vulnerable' uses.</p>	

3.2.1.3 Site 62: Weeley Car Boot Site, Land to the North of Colchester Rd, Weeley

Table 144: Detailed assessment of Site 62

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	--

Objective / criterion and commentary	Impact
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	-
10) Groundwater	0
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/0
Commentary	
<p>The site is distanced from any Town, Village, or Neighbourhood Centre.</p> <p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI.</p> <p>The site is outside, and does not adjoin the settlement boundary of Weeley. The site does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character</p>	

Objective / criterion and commentary	Impact
Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site lies in Grade 3 ALC. The site is within FRZ1, however some small areas of low / medium surface water flood risk are located on site.	

3.2.2 Alternative Employment Sites

3.2.2.1 Site 199: Land at Crown Quarry, Old Ipswich Road, Ardleigh, Essex, CO7 7RE

Table 145: Detailed assessment of Site 199

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	-
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	?
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?

Objective / criterion and commentary	Impact
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
<p>The site represents a mineral working and as such can be considered neither brownfield or greenfield in its current / historic use. The site is distanced from any Town, Village or Neighbourhood centres, as well as the nearest bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of seven Listed Buildings adjacent to the site boundary. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs. The site includes areas of deciduous woodland Priority Habitat, some of which is also Ancient Woodland. Due to the size of the site however, it is considered that this area of habitat could be suitably avoided or impacts on it otherwise mitigated within any development.</p>	
<p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements. The site contains features of landscape value synonymous with the Landscape Character Area including elements associated with the restoration of the mineral working. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly within land identified as Grade 2 ALC, with some Grade 3 land in the site's south eastern extent. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.2.2.2 Site 81: Land North East of A133, Ravens Green, Colchester, Essex

Table 146: Detailed assessment of Site 81

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	-/- -
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
<p>The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of two Listed Buildings to the south east of the site.</p> <p>Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p> <p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly within Grade 2 ALC, however the south eastern part of the site is within Grade 1 (Excellent) ALC. The site is within FRZ1, however small areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.2.2.3 Site 80: Land South of Colchester Road, Frating, Colchester, Essex

Table 147: Detailed assessment of Site 80

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	

Objective / criterion and commentary	Impact
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	- -/-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0/-
Commentary	
<p>The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop.</p>	
<p>There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p>	

Objective / criterion and commentary	Impact
<p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is predominantly within Grade 1 ALC (Excellent), however parts of the site are also within Grade 2 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. Areas identified as having a 'high' chance of surface water flood risk can be found within the site. Nevertheless, the size of the site ensures that mitigation or avoidance are likely to be successfully integrated. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.2.2.4 Site 2046: Land North of Harwich Road, Great Bromley, CO7 8SZ

Table 148: Detailed assessment of Site 2046

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	-
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0

Objective / criterion and commentary	Impact
7) BNG	+
8) Designated assets	0/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	-
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	?/-
Commentary	
<p>The site is distanced from any Town, Village or Neighbourhood centres, as well as a bus stop. There are no designated or known non-designated heritage assets within proximity of the site. Nevertheless, a degree of uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p> <p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 2 ALC. The site is within FRZ1, however a relatively a large proportion of the site is identified as having a 'high' chance of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.2.2.5 Site 220: Tendring Business and Innovation Hub (North-Western), Horsley Cross CO11 2PH

Table 149: Detailed assessment of Site 220

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	--
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0

Objective / criterion and commentary	Impact
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p> <p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site does not include any areas of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.2.2.6 Site 218: Saltings Quarter - Manningtree Regeneration Area, Riverside Avenue East, Manningtree, CO11 1US (employment only)

Table 150: Detailed assessment of Site 218

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	++
Socially focussed objectives	

Objective / criterion and commentary	Impact
3) Distance to centres	++
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	+
5) Contaminated land	?/+
Environmentally focused objectives	
6) Wildlife designations	?
6) Biodiversity features	?/-
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	?
9) Landscape character	?
9) Landscape features	0
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	+
13) Renewable energy	0/?
14) Fluvial flood risk	-
14) Surface water flood risk	?/-
Commentary	
<p>The site has been promoted for mixed-use development, retaining some of the employment uses on site, however a level of uncertainty exists at this stage as to whether existing uses would remain on site.</p>	
<p>The site is within the designated village centre within Manningtree. The site is also within close proximity of a primary school, GP services, and a bus stop.</p>	
<p>There is considered to be the potential for an impact on the significance of a designated asset or its</p>	

Objective / criterion and commentary	Impact
<p>setting, due to the site's location adjacent to a Conservation Area. A degree of uncertainty is highlighted at this stage however, pending further evidence, and the possibility that mitigation could be achievable in consideration of the existing use of the site. The site does not contain any wildlife designations, however is within the Impact Risk Zone (IRZ) of a nearby SSSI and Habitats site, which it borders to the north. This area is also identified as mudflat Priority Habitat, however the site is separated by a walk way that follows the border of the estuary.</p> <p>The site is within the settlement boundary of Manningtree. The site is within a broad area that is highly sensitive to development (Cattawade Marshes), as per the Landscape Character Assessment (2001); nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts and the fact that the site is brownfield. The site is within FRZ2 associated with the River Stour to the immediate north. The site is predominantly within an area of 'medium' surface water flood risk, however small areas identified as having a 'high' chance of surface water flood risk can also be found within the site. The site is within ground water Source Protection Zone III (Total Catchment).</p>	

3.2.2.7 Site 220: Land north of A120, west of 2 Abbotts Hall Cottages Harwich Road and Abbotts Hall Clacton Road (employment only)

Table 151: Detailed assessment of Site CFS220

Objective / criterion and commentary	Impact
Housing and employment focussed objectives	
1) Housing supply	0
1) Housing type and tenure	0
2) Employment land	++
2) Regeneration	+
Socially focussed objectives	
3) Distance to centres	- -
3) Distance to public transport	++
4) Distance to GP services	0
4) Distance to primary school	0
5) Brownfield land	-
5) Contaminated land	?
Environmentally focused objectives	

Objective / criterion and commentary	Impact
6) Wildlife designations	0/?
6) Biodiversity features	0
7) BNG	+
8) Designated assets	-/?
8) Non-designated assets	0
9) Landscape character	0/?
9) Landscape features	?/-
10) Groundwater	?
10) Surface water	0
11) Air quality	0
12) ALC / BMV	?
13) Renewable energy	0/?
14) Fluvial flood risk	0
14) Surface water flood risk	0
Commentary	
<p>The site is distanced from any Town, Village or Neighbourhood centres, however is within close proximity of a bus stop.</p> <p>There is considered to be the potential for an impact on the significance of a designated asset or its setting, due to the presence of a Listed Building to the north of the site. Uncertainty is highlighted at this stage, pending further evidence. The site does not contain any wildlife designations, however is within the Impact Risk Zones (IRZs) of nearby SSSIs.</p> <p>The site is outside any settlement boundaries (the countryside as defined) however does not lead to the coalescence of settlements and contains few features of landscape value. The site is not within a broad area that is highly sensitive to development, as per the Landscape Character Assessment (2001), nevertheless a degree of uncertainty is highlighted at this stage, pending any further evidence on specific impacts. The site is entirely within Grade 3 ALC. Although the site borders a watercourse (and associated areas of FRZ3) to the west, the site is within FRZ1. The site does not include any areas of surface water flood risk. The site is within ground water Source Protection Zone III (Total Catchment).</p>	



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