

Review of Essex Minerals Local Plan 2014

Assessment of Candidate Sand and Gravel Sites

Appendix I

Public Rights of Way, Geo-Environmental, Hydrology, Hydrogeology & Drainage, Air Quality, Soil Quality, Services & Utilities, Health & Amenity, Green Belt, and Airport Safeguarding Zones RAG Assessment Methodology and Results

Introduction

The purpose of these RAG assessments are to evaluate the impact of the Site on Public Rights of Way (PRoW), geological features, hydrology, hydrogeology & drainage, air quality, soil quality, services & utilities, health & amenity, Green Belt land, and airport bird strikes.

Methodology

This table sets out the methodology for an assessment of the Sites promoted for allocation as part of the review of the Essex Minerals Local Plan. The methodology involves deriving a 'Red-Amber-Green' (RAG) grade for the Site's performance against criteria which determine the suitability of locations for such sites. The methodology has been devised to reflect the existing Essex Minerals Local Plan (adopted 2014) and the table shows how the approach to grading relates to policies in the adopted Essex Minerals Local Plan.

Related Essex MLP expectation	Opportunity/Constraint	RAG Sensitivity Grade					
<i>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</i>		<i>RED</i>	<i>RED-AMBER</i>	<i>AMBER</i>	<i>AMBER-GREEN</i>	<i>GREEN</i>	<i>Sources</i>
<p>Policies:</p> <p>Policy S12 Mineral site restoration and after use Proposals for minerals development will be permitted provided that it can be demonstrated that the land is capable of being restored at the earliest opportunity to an acceptable environmental condition and beneficial after-uses, with positive benefits to the environment, biodiversity and/ or local communities.</p> <p>S12 point 5. Where appropriate, proposals shall demonstrate the best available techniques to ensure that:</p> <ul style="list-style-type: none"> Sub point e): Important geological features are maintained and preserved <p>Policy DM1 Development Management Criteria — Proposals for minerals development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including potential cumulative issue with other developments</p> <ul style="list-style-type: none"> DM1 Point 12: The natural and geological 	<p><u>Geo-environmental</u></p> <p><i>Key considerations:</i></p> <ul style="list-style-type: none"> Proximity to Local Geological Sites (LoGS). 	<p>The Site is in a LoGS and therefore is likely to have a serious impact on the geological environment. Mitigation to ensure that geological features are preserved and maintained to an acceptable level would be difficult.</p>	<p>n/a</p>	<p>The Site is less than or equal to 20m from a LoGS and therefore is likely to have a moderate impact on the geological environment. The Site is likely to require medium levels of mitigation to ensure that geological features are preserved and maintained to an acceptable level.</p>	<p>n/a</p>	<p>The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment such that no mitigation will be required as geological features will be preserved and maintained.</p>	<ul style="list-style-type: none"> Promoter of the Site Local Geological Sites (LoGS)

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<i>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</i>		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Sources
environment (including biodiversity and ecological conditions for habitats and species)							
<p>Policies:</p> <p>Policy S12 Mineral site restoration and after use Proposals for minerals development will be permitted provided that it can be demonstrated that the land is capable of being restored at the earliest opportunity to an acceptable environmental condition and beneficial after-uses, with positive benefits to the environment, biodiversity and/ or local communities.</p> <p>5. Where appropriate, proposals shall demonstrate the best available techniques to ensure that:</p> <ul style="list-style-type: none"> Point c): Hydrological and hydro-geological conditions are preserved, maintained, and where appropriate, managed to prevent adverse impacts on the adjacent land's groundwater conditions and elsewhere, <p>Proposals shall demonstrate that there will not be an unacceptable adverse impact on groundwater conditions, surface water drainage and the capacity of soils for future use. Proposals shall also have regard to any relevant Surface Water or Shoreline Management Plans.</p> <p><i>Other Information</i></p> <p><i>Para 5.32 Essex on the whole has a very low vulnerability to water contamination, however, the north-western part of the County has a high vulnerability and is a designated Source Protection Zone. Mineral extraction, processing and aggregate recycling all have the potential to have adverse effects on the quality of groundwater, if not regulated correctly. If mineral extraction takes place in an area of high vulnerability, and de-watering is involved, this can have the direct effect of a loss of water from the local groundwater system, and a loss of storage capacity within the remaining saturated zone. Mineral processing and recycling can involve high usage of water, which can become contaminated and subsequently affect any nearby groundwater sources if not managed properly. When</i></p>	<p><u>Hydrology, Hydrogeology and Drainage</u></p> <p><i>Key considerations:</i></p> <ul style="list-style-type: none"> Groundwater Source Protection Zone. Groundwater vulnerability Proximity to watercourses and waterbodies. Drinking Water Safeguard Zone (Surface Water) and Drinking Water Protection Areas (Surface Water). 	<p>The Site is within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), and Groundwater SPZ, and high groundwater vulnerability, and is less than or equal to 200m from a water course or a water body is present within the Site boundary.</p> <p>The Site is likely to have a serious impact on hydrology, hydrogeology and drainage and mitigation to make the Site acceptable would be difficult.</p>	<p>The Site is within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), and Groundwater SPZ, and unproductive/low/medium groundwater vulnerability, and is less than or equal to 200m from a water course or a water body is present within the Site boundary.</p> <p>Or</p> <p>The Site is within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), or Groundwater SPZ, and high groundwater vulnerability, and is less than or equal to 200m from a water course or a water body is</p>	<p>The Site is within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), or Groundwater SPZ, and unproductive/low/medium groundwater vulnerability, and is less than or equal to 200m from a water course or a water body is present within the Site boundary.</p> <p>Or</p> <p>The Site is within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), and Groundwater SPZ, and unproductive/low/medium groundwater</p>	<p>The Site is within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), or Groundwater SPZ, and unproductive/low/medium groundwater vulnerability and is more than 200m from a water course or no water body is present within the Site boundary.</p> <p>Or</p> <p>The Site is not within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), or Groundwater SPZ, and unproductive/low/</p>	<p>The Site is not within a Drinking Water Safeguard Zone (Surface Water) or Drinking Water Protection Areas (Surface Water), there is no Groundwater SPZ, and unproductive/low/medium groundwater vulnerability, and is more than 200m from a water course or no water body is present within the Site boundary.</p> <p>The Site is likely to have no impact on hydrology, hydrogeology, and drainage that requires mitigation.</p>	<ul style="list-style-type: none"> GIS Portal Data DEFRA's MAGIC website. Groundwater / surface water quality (Gov open data) Promoter of the site

Related Essex MLP expectation	Opportunity/Constraint	RAG Sensitivity Grade					Sources
		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	
<p>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</p> <p>considering proposals for mineral extraction it is expected that due regard will be made to the Water Framework Directive and relevant river basin management plans to ensure that it does not cause deterioration in the status of any water bodies.</p>			<p>present within the Site boundary.</p> <p>The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.</p>	<p>vulnerability, and is more than 200m from a water course or no water body is present within the Site boundary.</p> <p>The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.</p>	<p>medium groundwater vulnerability, and is less than or equal to 200m from a water course or a water body is present within the Site boundary.</p> <p>The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.</p>		
<p>Policies:</p> <p>Policy DM1 Development Management Criteria — Proposals for minerals development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including potential cumulative issue with other developments, upon:</p> <ul style="list-style-type: none"> Point 1: Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable), 	<p>Air Quality</p> <p><i>Key considerations:</i></p> <ul style="list-style-type: none"> Proximity to Air Quality Management Areas. Impacts on AQMA could be mitigated by conditions and controls. Emissions of concern can be dealt with at planning application stage, if necessary, through use of conditions and controls 	<p>The Site is within an AQMA and is therefore likely to result in a serious impact on air quality. Mitigation to make the Site acceptable would be difficult.</p>	n/a	<p>The Site is less than or equal to 2km from an AQMA and is therefore likely to have a moderate impact on air quality. The Site is likely to require medium levels of mitigation to make it acceptable.</p>	n/a	<p>The Site is more than 2km from an AQMA and therefore is likely to have no impact on air quality that requires mitigation.</p>	<ul style="list-style-type: none"> DEFRA Air Information Resource Promoter of site GIS Portal data

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<i>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</i>		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Sources
<p>Policies:</p> <p>Policy DM1 Development Management Criteria — Proposals for minerals development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including potential cumulative issue with other developments, upon:</p> <ul style="list-style-type: none"> Point 5: The soil resource from the best and most versatile agricultural land, <p>Policy S12 Mineral site restoration and after use Proposals for minerals development will be permitted provided that it can be demonstrated that the land is capable of being restored at the earliest opportunity to an acceptable environmental condition and beneficial after-uses, with positive benefits to the environment, biodiversity and/ or local communities.</p> <p>5. Where appropriate, proposals shall demonstrate the best available techniques to ensure that:</p> <p>a) Soil resources are retained, conserved, and handled appropriately during operations and restoration,</p> <p>b) In the case of minerals development affecting the best and most versatile agricultural land, the land is capable of being restored back to best and most versatile land</p>	<p><u>Soil Quality</u></p> <p><i>Key considerations:</i></p> <ul style="list-style-type: none"> Agricultural Land Classification Grading including best and most versatile (BMV) agricultural land. Where significant development of agricultural land is unavoidable, poorer quality land should be used in preference to higher quality. Grades 1 and 2 are BMV agricultural land. Grade 3 encompasses 3a which is BMV land and Grade 3b which is not BMV land therefore this is classified as having potential for being BMV land. Grades 4 and 5 are not BMV land. 	<p>The Site is in Grade 1, and BMV agricultural land. Therefore, the Site is likely to have a serious impact on soil quality and agricultural land and mitigation to make the Site acceptable would be difficult.</p>	<p>The Site is in Grade 1 and 2, and BMV agricultural land. Therefore, the Site is likely to have a major impact on soil quality and agricultural land and is likely to require high levels of mitigation to make the Site acceptable.</p>	<p>The Site is in Grade 2 and BMV agricultural land. Therefore, the Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.</p>	<p>The Site is in Grade 3 and has the potential for being BMV agricultural land. The Site is likely to have a minor impact on soil quality and agricultural land and may require low levels of mitigation to make the Site acceptable.</p>	<p>The Site is in Grade 4 or 5 and is not in BMV agricultural land. The Site is likely to have no impact on soil quality and agricultural land that requires mitigation.</p>	<ul style="list-style-type: none"> GIS Portal data Promoter of site
<p>Policy S10 Protecting and enhancing the environments and local amenity Applications for minerals development shall demonstrate that:</p> <p>a) Appropriate consideration has been given to public health and safety, amenity, quality of life of nearby communities, and the natural, built, and historic environment,</p> <p>b) Appropriate mitigation measures shall be included in the proposed scheme of development, and</p> <p>c) No unacceptable adverse impacts would arise and;</p> <p>d) Opportunities have been taken to improve/ enhance the environment and amenity</p>	<p><u>Services and Utilities</u></p> <p><i>Key considerations:</i></p> <ul style="list-style-type: none"> Sites need sustainable access to utilities. Equally, they should not interfere with any utilities which pass underneath. Mitigation measures will be 	<p>The Site contains 400kV electricity within the Site boundary.</p> <p>And/or</p> <p>High pressure gas main is within</p>	<p>The Site contains 132kV electricity within the Site boundary.</p> <p>And/or</p> <p>High pressure gas mains are within 100m of the Site.</p>	<p>The Site contains 33kV electricity within the Site boundary.</p> <p>And/or</p> <p>High pressure gas mains are within 250m of the Site.</p>	<p>The Site contains 11kV and/or low voltage electricity within the Site boundary.</p> <p>And/or</p> <p>Telecoms infrastructure</p>	<p>There are no utilities within the Site boundary and no high pressure gas main within 250m of the Site.</p> <p>The Site is likely to have no impact on utilities that</p>	<ul style="list-style-type: none"> Utility Asset Records Promoter of site

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<i>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</i>		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Sources
	<p>considered in terms of cost and benefits.</p> <ul style="list-style-type: none"> Utilities include water, gas, electricity, telecommunications. Utilities with a higher voltage are more difficult to mitigate because the process is costlier, and it takes more time and resources to divert the infrastructure. 	<p>the Site boundary.</p> <p>And/or</p> <p>Strategic potable water and/or foul sewers within the Site boundary.</p> <p>The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.</p>	<p>And/or</p> <p>Intermediate pressure gas mains within the Site boundary.</p> <p>The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.</p>	<p>And/or</p> <p>Medium pressure and/or low pressure gas within the Site boundary.</p> <p>And/or</p> <p>Potable water distribution mains and local foul sewers within the Site boundary.</p> <p>The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.</p>	<p>within the Site boundary.</p> <p>And/or</p> <p>Utilities supplying existing onsite buildings that may be demolished will be disconnected.</p> <p>The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.</p>	<p>requires mitigation.</p>	
<p>Policies:</p> <p>DM1- Development Management Criteria. Proposals for minerals development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including potential cumulative issue with other developments, upon:</p> <ul style="list-style-type: none"> Point 1: Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable) Point 2: The health of local residents adjoining the Site 	<p>Health and Amenity</p> <p><i>Key considerations:</i></p> <ul style="list-style-type: none"> It should be noted that distances to sensitive receptors have been measured from the Site boundary and not the extraction area. This is due to limited detail on the extraction area boundary 	<p>Sensitive receptors including residential buildings, commercial activity/buildings, farm buildings/agricultural structures, public buildings, sports facilities, nurseries/schools, care homes,</p>	<p>Sensitive receptors including local communities, residents, hospitals, schools, and commercial and agricultural development are less than or equal to 50m but not adjacent (0m) or within the Site boundary.</p>	<p>Sensitive receptors including local communities, residents, hospitals, schools, and commercial and agricultural development are more than 50m but less than or equal to 250m from the Site boundary. Therefore, the Site</p>	<p>n/a</p>	<p>Sensitive receptors including local communities, residents, hospitals, schools, and commercial and agricultural development are more than 250m from the Site</p>	<ul style="list-style-type: none"> GIS Portal Data Promoter of site ECC Officer Workshop

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<i>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</i>		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Sources
<p>Policy S2 Strategic priorities for mineral developments The strategic priorities for minerals development are focused primarily on meeting the mineral supply needs of Essex whilst achieving sustainable development. The strategy will promote this by:</p> <ul style="list-style-type: none"> Point 2: Ensuring there are no significant adverse impacts arising from proposed minerals development for public health and safety, amenity, quality of life of nearby communities, and the environment, <p>Policy S10 Protecting and enhancing the environment and local amenity Applications for minerals development shall demonstrate that:</p> <p>a) Appropriate consideration has been given to public health and safety, amenity, quality of life of nearby communities, and the natural, built, and historic environment, b) Appropriate mitigation measures shall be included in the proposed scheme of development, and c) No unacceptable adverse impacts would arise and; d) Opportunities have been taken to improve/ enhance the environment and amenity.</p> <p>Other Information</p> <p>Table 1. Vision for Essex to 2029 – (D) Protecting Amenities and Communities & (I) Communities & (J) Economy and Long-Term High-Quality Environment and Landscape</p> <p>Aims: 3. To promote social inclusion, human health, and well-being.</p> <p>Policy S2 Strategic priorities for mineral developments</p> <p>The strategic priorities for minerals development are focused primarily on meeting the mineral supply needs of Essex whilst achieving sustainable development. The strategy will promote this by:</p> <ul style="list-style-type: none"> Point 2 Ensuring there are no significant adverse impacts arising from proposed minerals development for public health and safety, amenity, quality of life of nearby communities, and the 	<p>for all sites.</p> <ul style="list-style-type: none"> This includes impact of noise, dust, vibration, odour, emissions, bioaerosols, illumination, visual intrusion, traffic, quality of life and community and environment wellbeing. The National Planning Policy Framework (NPPF) and the KMWLP state that the adverse impact of minerals and waste development on neighbouring communities should be minimised. Consider proximity of sensitive receptors including local communities, residents, hospitals, schools, and commercial and agricultural development whose amenity may be impacted by the development. The ranking is determined by the receptor in closest proximity to the Site. 	<p>railway stations outdoor amenities and community facilities are either within or adjacent (0m) to the Site boundary. Therefore, the Site is likely to have a serious impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.</p>	<p>Therefore, the Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.</p>	<p>is likely to have a moderate impact on health and amenity and is likely to require medium levels of mitigation to make the Site acceptable.</p>		<p>boundary. Therefore, the Site is likely to have no impact on health and amenity that requires mitigation.</p>	

Related Essex MLP expectation	Opportunity/Constraint	RAG Sensitivity Grade					
<i>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</i>		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Sources
environment,							
<p>Policies:</p> <p>DM1- Development Management Criteria. Proposals for minerals development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including potential cumulative issue with other developments, upon</p> <ul style="list-style-type: none"> Point 7: Aircraft safety due to the risk of bird strike, <p>Policy S10 Protecting and enhancing the environments and local amenity</p> <p>Applications for minerals development shall demonstrate that:</p> <p>a) Appropriate consideration has been given to public health and safety, amenity, quality of life of nearby communities, and the natural, built, and historic environment,</p> <p>b) Appropriate mitigation measures shall be included in the proposed scheme of development, and</p> <p>c) No unacceptable adverse impacts would arise and;</p> <p>d) Opportunities have been taken to improve/ enhance the environment and amenity.</p> <p><i>Other information</i></p> <p>Potential hazard to aircraft from bird strike</p> <p>5.51 Whilst the process of mineral extraction does not in itself attract bird populations, the restoration and after-use of workings may involve the creation of water features, nature reserves and berry producing plants all of which have the potential to attract flocks of birds. This can increase the risk of bird strike for aircraft in the vicinity of airports/ airfields leading to concern about aircraft damage or danger to life.</p> <p>5.52 There are safeguarding areas around the Stansted and Southend airports which must be taken into account when considering future areas for minerals development and these must be fully considered by potential developers. There are smaller airfields in Essex used for business</p>	<p><u>Airport Safeguarding Zones</u></p> <p><i>Key considerations:</i></p> <ul style="list-style-type: none"> Aircraft are vulnerable to bird strikes, and 80% of all strikes occur on an aircraft's take-off or landing to keep in personally phase of flight, therefore highlighting the necessity for wildlife management on and within proximity of an airfield. Aerodrome administrators are responsible for monitoring bird activity within the relevant radius of the aerodrome. This is to mitigate the bird strike risk to aircraft and be aware what species are in the local area. Many types of development, including large, flat-roofed structures, landfill sites, gravel pit restoration schemes and nature reserves. Restoration has only been incorporated into the Site assessments where a site is in an Airport Safeguarding Zone as how the Site is anticipated to be restored directly affects the RAG assessment. For all 	<p>The Site is within an Airport Safeguarding Zone and the nature of the Site is likely to attract birds and therefore is likely to have a serious impact on aircraft safety and increase the risk of bird strike for aircrafts. Mitigation to make the Site acceptable would be difficult.</p>	<p>n/a</p>	<p>n/a</p>	<p>The Site is within an Airport Safeguarding Zone. However, the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. The Site may require low levels of mitigation to make it acceptable.</p>	<p>The Site is not within an Airport Safeguarding Zone. The Site is likely to have no impacts on aircraft safety that requires mitigation and will not increase the risk of birdstrikes for aircraft.</p>	<ul style="list-style-type: none"> GIS Portal Data Promoter of site

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Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	Sources
<p>aviation, recreational flying and military activities where similar safeguarding considerations also apply.</p> <p>5.53 Proposals for site working, restoration and after-use must give careful consideration to the form of working and landscaping, planting and water features if located within an airport/ aerodrome/ or military safeguarding area.</p> <p>3.209 Mineral workings restored by landfill materials or, particularly, to water uses or wetland habitat, may attract large numbers of birds. These may be a safety hazard to aircraft at sites close to airports and aerodromes because of bird strike. Applicants and the Mineral Planning Authority shall consult airport operators and military base authorities for their views before finalizing restoration and after-use proposals.</p>	<p>the other criteria restoration has not been considered as part of the Site assessment because the details of restoration may change further on in the process.</p>						
<p>Other Information</p> <p>2.14 The Metropolitan Green Belt extends over substantial parts of the western, central, and southern parts of the County. The stated purpose of the Green Belt is to avert urban sprawl by, for example, limiting the outward spread of London, preventing the joining together of existing settlements and safeguarding the countryside from urban encroachment. The Green Belt prevents urban sprawl by ensuring that land within designated Green Belt boundaries is kept permanently open. The NPPF states that minerals development need not be inappropriate development in the Green Belt so long as the openness of the Green Belt is preserved and proposals do not conflict with the purpose of including land in the Green Belt.</p> <p>3.208 The main purpose of the Green Belt is to prevent urban sprawl and to preserve 'openness.' Whilst this does not prohibit minerals development, proposals would need to be carefully considered in light of their potential impacts, in line with the NPPF and Circular 02/09: The Town and Country Planning (Consultation) (England) Direction 2009. Minerals can only be worked where they occur, and where mineral development is situated in the Metropolitan Green</p>	<p>Green Belt</p> <p>Key considerations:</p> <ul style="list-style-type: none"> • Within the NPPF is a presumption to consider development within the Green Belt as inappropriate. • Inappropriate development is by definition, harmful to the openness of the Green Belt and should be refused except in very special circumstances. • There are certain types of development which are exceptions to this rule, including mineral development so long as the openness of the Green Belt is preserved and 	n/a	<p>The Site is within the Green Belt and is proposed to have ancillary development such as a processing plant and screening. The Site is likely to have a major impact on the preservation of the openness of the Green Belt and/or may conflict with purpose of including land within it. The Site is likely to require high levels of mitigation to make it acceptable.</p>	<p>The Site is within the Green Belt is not proposed to have ancillary development such as a processing plant and screening. The Site is likely to have a moderate impact on the preservation of the openness of the Green Belt and/or may conflict with purpose of including land within it. The Site is likely to require medium levels of mitigation to</p>	n/a	<p>The Site is not within the Green Belt. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and/or would not conflict with purpose of including land within it.</p>	<ul style="list-style-type: none"> • GIS Portal Data • Promoter of site • National map of planning data (https://www.planning.data.gov.uk/map/)

Related Essex MLP expectation	Opportunity/Constraint	RAG Sensitivity Grade					Sources
		RED	RED-AMBER	AMBER	AMBER-GREEN	GREEN	
<p>Policy Wording (Taken from Adopted Essex Minerals Local Plan 2014)</p> <p><i>Belt, the whole of the proposal (including after-use) shall comply with national policy.</i></p>	<p>proposals do not conflict with the purpose of including land in the Green Belt.</p>			make it acceptable.			
<p>Policies:</p> <p>DM1- Development Management Criteria. Proposals for minerals development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including potential cumulative issue with other developments, upon:</p> <ul style="list-style-type: none"> Point 9: Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities. <p>Policy S10 Protecting and enhancing the environments and local amenity – Applications for minerals development shall demonstrate that:</p> <p>a) Appropriate consideration has been given to public health and safety, amenity, quality of life of nearby communities, and the natural, built, and historic environment,</p> <p>b) Appropriate mitigation measures shall be included in the proposed scheme of development, and</p> <p>c) No unacceptable adverse impacts would arise and;</p> <p>d) Opportunities have been taken to improve/ enhance the environment and amenity</p> <p><i>Other Information</i></p> <p>Recreation and right of way network</p> <p>Paragraph 5.47 Minerals development can affect public rights of way, open spaces, and informal outdoor recreational land. Public access to such routes and areas may be restricted for health and safety reasons and to prevent criminal damage. Where rights of way are affected, arrangements for their temporary or permanent diversion must be put in place as part of proposals. This will apply to definitive routes used by cyclists, horse riders and walkers that either cross or are close to a site. Restoration of mineral workings may provide an opportunity to provide new or enhanced rights of way and outdoor recreational uses.</p>	<p>PRoW</p> <p><i>Key considerations:</i></p> <p>Consider the presence of public rights of way (Highways Act 1980 Section 41)</p> <p>Highways Act 1980 Section 130(1), duty of highway authority to assert and protect the rights of the public to the use and enjoyment of any highway</p> <p>Impact on long distance trails (King Charles III England Coast Path)</p> <p>Potential for enhancement (would be sought at all sites)</p>	n/a	There are PRoWs within the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable	There are PRoWs bordering the Site. The Site is likely to have a moderate impact on PRoWs and is likely to require medium/low levels of mitigation to make the Site acceptable.	n/a	There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.	<ul style="list-style-type: none"> GIS data Consultation with the ECC's PRoW officers Promoter of site ECC Officer Workshop National map of planning data (https://www.planning.data.gov.uk/map/)

Results of the technical RAG assessment

Candidate Site Reference	Candidate Site Name	
A6	Bradwell Quarry	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 92_8 crosses the Site from east to west. PRoW 92_7 borders the eastern and southern boundary of the Site, PRoW 92_44 borders the northern boundary and PRoW 92_1 borders the north-eastern corner of the Site. PRoW 108_56 is 10m southeast, PRoW 108_54 is 5m south, and PRoW 72_81 is 60m north of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. There are three small water bodies within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is Best and Most Versatile (BMV) land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains 11kV underground and overhead electricity cables as well as low voltage underground cables which supply the existing on site buildings. Multiple overhead and underground Openreach BT power lines are within the Site boundary. On site buildings are supplied by local Anglian Water mains which are within the Site boundary. Utilities supplying existing onsite buildings that may be demolished will be disconnected. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.

Candidate Site Reference	Candidate Site Name	
A6	Bradwell Quarry	
Criteria	Grading	Comments
Health & Amenity	Red	Six buildings are located within the Site boundary, these include two residential buildings, three commercial buildings, and one building of unknown use. Six commercial buildings (Allshots Enterprise Area) are adjacent to the south eastern boundary (0m). Five commercial buildings (Allshots Enterprise Area) are 20m of the Site to the south east. Six commercial buildings (Allshots Enterprise Area) are 30-40m of the Site to the south east. One farm building is 30m north west. One residential building is 100m north west and one farm building is 120m north west. One residential building is 170m south east of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 17.7km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 7km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of birdstrikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A22	Little Bullocks Farm, (a)	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 33_19 is 20m east of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber/Green	The Site not within a Groundwater SPZ and has low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (River Roding) is 10m east and 20m north east of the Site and another water course is 10m north. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site is within 100m of a high pressure gas mains (Cadent Gas). The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Green	Sensitive receptors are more than 250m from the Site. The Site is likely to have no impact on health and amenity that requires mitigation.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 6.1km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Amber/Green	The Site is within an Airport Safeguarding Zone (Stansted Outer Zone). However, restoration proposals assume the Site would be returned to agricultural use meaning the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. The Site may require low levels of mitigation to make it acceptable. This would need to be considered further at the Further Assessment Phase.

Candidate Site Reference	Candidate Site Name	
A23	Little Bullocks Farm, (b)	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 16_2 crosses the Site from north to south. PRoW 33_8 borders the north western boundary of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Green	The Site not within a Groundwater SPZ and has unproductive/low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have no impact on hydrology, hydrogeology, and drainage that requires mitigation.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines within the Site boundary. The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Amber	Five residential buildings are between 230-250m north of the Site, two residential buildings are between 180-200m north west, six residential buildings are between 150-250m west and two farm buildings, four commercial buildings and three residential buildings are between 190-250m south west of the Site. The Site is likely to have a moderate impact on health and amenity and is likely to require medium levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 5.9km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Amber/Green	The Site is within an Airport Safeguarding Zone (Stansted Outer Zone). However, restoration proposals assume the Site would be returned to agricultural use meaning the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. The Site may require low levels of mitigation to make it acceptable. This would need to be considered further at the Further Assessment Phase.

Candidate Site Reference	Candidate Site Name	
A31	Maldon Road	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 124_13 is 5m north-east of the Site and PRoW 142_1 is 45m south-west of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site within a Zone III - Total Catchment Groundwater SPZ and has low/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course is present within the Site boundary and feeds into the Roman River. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber/Green	The Site contains Grade 3 quality soil (good to moderate quality land), which has the potential for being BMV land. The Site is likely to have a minor impact on soil quality and agricultural land and may require low levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains 33kV overhead electricity lines within the Site boundary. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red	One farm building is present within the southern boundary and adjacent to the Site to the west. One residential building is located 10m south west. Two residential building are located 110-140m south west, one residential building is 140m north, and one residential building is located 200m north east. One sports facility (fishing lake) is 140m east, and one farm building is 190m south west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 22.2km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 9.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A47	Bradwell – Monk's Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 92_5 crosses the Site from north to south, PRoW 92_2 crosses into the site from the north, and PRoW 91_1 crosses the Site from west to east. PRoW 92_29 is 10m northwest of the Site and PRoW 92_3 is 100m northeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site within Zone III Total Catchment Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site is within 250m of a high pressure gas mains (National Grid Gas). The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	One commercial building is located 10m north east, two commercial buildings and a farm building are 20m north of the Site. One commercial building is 30m north, one residential building is 40m north, one farm building is 50m north, one farm building is 40m north of the Site. One farm building is 60m north, five residential buildings are 80m east, seventeen residential buildings are 90-210m north east, five residential buildings are 110-180m east and one residential building is 220 south west of the Site. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 18.4km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 8.2km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A48	Bradwell – Grange Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 72_39 crosses the Site north from south, PRoW 72_34 crosses the Site west to east, PRoW 72_35 and PRoW 72_37 cross the Site from the north. PRoW 72_67 is 10m southeast of the Site, PRoW 67_53 is 10m south of the Site, PRoW 72_81 is 10m southwest of the Site, PRoW 92_7 is 15m southwest of the Site, and PRoW 72_36 is 70m northeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site within Zone III Total Catchment Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is 180m north of the Site and four small water bodies are located within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains 33kV electric overhead lines and 11kV overhead lines within the Site boundary. Openreach BT power lines are present within the Site boundary. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red	One farm building and one residential building are present within the southern boundary and adjacent to the Site to the south and one sports facility (cricket ground) is present within the eastern boundary and adjacent to the Site to the east. One residential building is 5m west, one residential building is 10m south and one sports facility (sports pavilion) is located 10m east of the Site. Two residential buildings are between 40-50m west and two residential buildings are 50m east of the Site. Two residential buildings are between 70-90m west, forty four residential buildings are 80-250m east, forty five residential buildings are 100-250m north east, two residential buildings are 60-80m north west and four residential buildings are 180-230m south east of the Site. One community facility (allotments) is located 180m east of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 18.9km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 6.4km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A49	Colemans Farm - Hill Broad Farm Full Site	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 256_1 crosses the Site north to south and PRoW 105_29 is 55m north of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has unproductive/low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is within the Site boundary and is 20m west and 30m north east, another water course is 5m south west and an additional water course is 80m south. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site contains 11kV overhead and underground electricity lines within the Site boundary. The Site is within 100m of a high pressure gas mains (Cadent Gas). The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Red	One residential building is present within the southern boundary and adjacent to the Site to the south. Two residential buildings are located 20m north east and one residential building is located 30m south of the Site. Four residential buildings are present 90-170m east, two residential buildings are 70-130m south, two residential buildings are 70-240m north east, and one residential building is 90m south east. Hedgerows are present along Site boundaries and screen the Site and Neto Road is well screened. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 14.8km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 11.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A50	Colemans Farm - Eastern extension (Appleford Farm)	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 105_29 is 20m southwest of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is 30m south, and 10m and 70m south east of the Site and another water course is and 5m north. There is a small water body present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity lines within the Site boundary. An overhead Openreach BT power line is present within the Site. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red/Amber	Two residential buildings, three commercial buildings and a farm building (Appleford Farm) are 10m east and one residential building is 10m west of the Site. One residential building is 70m west, and two residential buildings are 120-130m south of the Site. The Site is bordered by hedgerows but is not well screened from Appleford farm and commercial and residential buildings. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 15.5km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 11.2km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A51	Colemans Farm - North extension (Hill Broad Farm)	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 246_1 crosses the Site north to south and PRoW 105_29 is 55m north of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the natural environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is within the Site boundary and is 20m west and 30m north east, another water course is 5m south west, a water course is 80m south and an additional water course is 90m south. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site contains 11kV overhead and underground electricity lines within the Site boundary. The Site is within 100m of a high pressure gas mains (Cadent Gas). The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	Two residential buildings are 20m north east of the Site. One residential building is located 150m east of the Site. The Site is not well screened from Lea Lane. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 14.8km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 11.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A52	Colemans Farm - Southern extension	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 246_1 is 100m east of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is 5m south east, and 20m east and another water course is and 60m south east. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site is within 250m of a high pressure gas mains (Cadent Gas). The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Green	Sensitive receptors are more than 250m from the Site. The Site is likely to have no impact on health and amenity that requires mitigation.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 14.7km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 11.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A54	Whiteheads	
Criteria	Grading	Comments
Public Rights of Way	Green	There are no PRowWs within or bordering the Site or within 100m of the Site. The Site is likely to have no impact on PRowWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber /Green	The Site not within a Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site contains low voltage underground cables within the Site boundary. The Site is within 100m of a high pressure gas mains (Cadent Gas). The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Green	Sensitive receptors are more than 250m from the Site. The Site is likely to have no impact on health and amenity that requires mitigation.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 14.2km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 8.3km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A55	Sheepcotes - Southern	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 225_19 crosses the Site north to south, PRoW 225_17 crosses the Site from the west, PRoW 225_16 crosses the Site west to east and PRoW 225_14 crosses the Site north to south. PRoW 225_15 is 5m north of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber /Green	The Site not within a Groundwater SPZ and has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines and low voltage underground cables within the Site boundary. The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red	One farm building is present within the northern boundary and adjacent to the Site to the north. One residential building is 20m north. One farm building is 40m south east, one farm building is 50m south west, one residential building is 50m north and three residential buildings are 50m south east of the Site. Four residential buildings are between 60-120m south east, three residential buildings are 180-220m south west and two residential buildings are 160-240m south. One farm building is 120m south east. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 6.3km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 5.3km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A56	Sheepcotes - Western	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 225_16 is 70m southeast of the Site and PRoW 225_17 is 70m south of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber /Green	The Site not within a Groundwater SPZ and has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Red/Amber	One residential building is 50m south, one residential building is 110m south, and one farm building is 130m south. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 6.4km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 4.9km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A57	Chalk End	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 230_13 is 5m west of the Site and PRoW 230_64 is 65m south of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course is 50m west of the Site and another water course (Newland Brook) is 160m south west. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site is within 250m from a high pressure gas mains. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Amber	Two residential buildings are 190-200m south east of the Site. The Site is likely to have a moderate impact on health and amenity and is likely to require medium levels of mitigation to make the Site acceptable.
Green Belt	Red/Amber	The Site is located within the Metropolitan Green Belt in the Chelmsford City Council area. NPPF (paragraph 150) states that mineral extraction is not inappropriate development in the Green Belt provided the development preserves openness and does not conflict with the purposes of including land within the Green Belt. The Site will contain a mobile plant, additional landscape planting will be provided to the eastern boundary and bunds will be created along the Site boundary which has the potential to impact openness. The Site is likely to have a major impact on the preservation of the openness of the Green Belt and/or may conflict with purpose of including land within it. The Site is likely to require high levels of mitigation to make it acceptable. Due consideration of impact on the Green Belt would need to be given in determining whether this would be inappropriate development or not.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 940m away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A58	Little Smiths	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 270_39 is 10m northeast of the Site, PRoW 270_10 is 10m north of the Site, and PRoW 269_4 is 15m southeast of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is within the Site boundary. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Amber	An AQMA was designated in October 2018 1.73km south west of the Site between Gay Bowers Lane and Danbury Village Green, adjacent to Eves Corner. An Air Quality Action Plan is being prepared by Chelmsford City Council. The Site is likely to have a moderate impact air quality and the Site likely to require medium levels of mitigation to make it acceptable.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Red/Amber	One sports facility (golf course) is 10m north west. One residential building is 10m north, one residential building is 30m north and one residential building is 210m north east. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 6km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 3.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A59	Lowleys Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 221_42, PRoW 221_43, and PRoW 221_46 cross the Site east to west. PRoW 225_7 and PRoW 225_5 cross the Site from the west. PRoW 221_44, PRoW 221_52, PRoW 221_48, and PRoW 221_46 cross the Site north to south. PRoW 221_49 crosses the Site from the east, PRoW 221_50 borders the eastern boundary, and PRoW 225_8 is 30m southwest from the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (Straw Brook) is 40m north of the Site and is 100m north west and 190m north east, and River Ter is 90m north east. A culverted stream or drainage ditch is around all field boundaries. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains 11kV overhead electricity lines within the Site boundary. Overhead Openreach BT power lines are present within the Site boundary. Local Essex and Suffolk Water mains are located within the Site boundary. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red	One residential building is adjacent to the north eastern boundary of the Site (0m). Four residential buildings are 20m west of the Site. Seven residential buildings are 160m-250m west, three residential buildings are 140-220m south, one residential building is 110m north east, four residential buildings are 90-240m north west, one residential building is 240m north, and one commercial building is 230m north west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 8.1km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 4.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A60a	Shellow Cross Farm (A60a) - Chelmsford	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 230_2, PRoW 230_13, PRoW 230_15, PRoW 230_17, PRoW 212_21, and PRoW 186_38, cross the Site north to south. PRoW 230_3, PRoW 230_14, and PRoW 186_40 cross the Site east to west. PRoW 230_68 borders the eastern boundary. PRoW 230_16 is 5m north of the Site, PRoW 212_41 is 10m south of the Site, PRoW 212_42 is 20m south of the Site, PRoW 186_39 is 75m north of the Site, PRoW 230_20 is 80m southeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site not within a Groundwater SPZ and has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course is present within the Site boundary and another water course (Newland Brook) is 140m south of the Site. Drainage ditches are located across the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site is within 100m of a high pressure gas mains. Overhead and underground Openreach BT power lines are within the Site boundary crossing the proposed access. The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Red	In the southern half of the Site, one residential building is adjacent to the southern boundary of the Site (0m). In the southern half of the Site two residential buildings are 10m south of the Site, one farm building (Elms Farm) is 10m east, one farm building (Shellow Cross Farm) is 10m south, one residential building is 30m south, one residential building is 30m east, one residential building is 40m east, two commercial buildings are 50m south and one farm building (Skreens Park Farm) is 50m south of the Site. In the southern half of the Site, two residential buildings are between 130-140m south, four residential buildings are between 200-230m south west, five residential buildings are between 100-240m south east of the Site. Residential buildings adjacent to the southern boundary of the Site are not well screened from the Site. In the northern half of the Site, four residential buildings are between 80-130m south. In the northern half of the Site, nine residential buildings are between 120-240m north of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.

Candidate Site Reference	Candidate Site Name	
A60a	Shellow Cross Farm (A60a) - Chelmsford	
Criteria	Grading	Comments
Green Belt	Red/Amber	The Site is located within the Metropolitan Green Belt in the Chelmsford City Council and Epping Forest District Council areas. NPPF (paragraph 150) states that mineral extraction is not inappropriate development in the Green Belt provided the development preserves openness and does not conflict with the purposes of including land within the Green Belt. The Site will contain bunds along the Site boundary, landscape planting and bunding/screening to reduce the view of the Site for properties along Elm Road which has the potential to impact openness. The Site is likely to have a major impact on the preservation of the openness of the Green Belt and/or may conflict with purpose of including land within it. The Site is likely to require high levels of mitigation to make it acceptable. Due consideration of impact on the Green Belt would therefore need to be given in determining whether this would be inappropriate development or not.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 560m away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A60b	Shellow Cross Farm (A60b) - Chelmsford	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 230_2, PRoW 230_13, PRoW 230_15, PRoW 212_16, PRoW 230_17, PRoW 212_21, and PRoW 230_68 cross the Site north to south. PRoW 230_3 and PRoW 230_14 cross the Site east to west. PRoW 212_41 is 10m south of the Site, PRoW 212_42 is 20m south of the Site, and PRoW 230_20 is 80m southeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is not within a Groundwater SPZ and has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course is present within the Site boundary and another water course (Newland Brook) is 140m south of the Site. Drainage ditches are located across the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site is within 100m of a high pressure gas mains. Overhead and underground Openreach BT power lines are within the Site boundary. The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Red	In the southern half of the Site, one residential building is adjacent to the southern boundary of the Site (0m). In the southern half of the Site two residential buildings are 10m south of the Site, one farm building (Elms Farm) is 10m east, one farm building (Shellow Cross Farm) is 10m south, one residential building is 30m south, one residential building is 30m east, one residential building is 40m east, two commercial buildings are 50m south and one farm building (Skreens Park Farm) is 50m south of the Site. In the southern half of the Site, two residential buildings are between 130-140m south, four residential buildings are between 200-230m south west, five residential buildings are between 100-240m south east of the Site. Residential buildings adjacent to the southern boundary of the Site are not well screened from the Site. In the northern half of the Site, four residential properties are between 80-130m south. In the northern half of the Site, nine residential properties are between 120-240m north of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Red/Amber	The Site is located within the Metropolitan Green Belt in the Chelmsford City Council and Epping Forest District Council areas. NPPF (paragraph 150) states that mineral extraction is not inappropriate development in the Green Belt provided the

Candidate Site Reference	Candidate Site Name	
A60b	Shellow Cross Farm (A60b) - Chelmsford	
Criteria	Grading	Comments
		development preserves openness and does not conflict with the purposes of including land within the Green Belt. The Site will contain a processing plant, a mobile plant area including mobile washing and dry screener and bunding/screening to reduce the view of the Site for properties along Elm Road which has the potential to impact openness. The Site is likely to have a major impact on the preservation of the openness of the Green Belt and/or may conflict with purpose of including land within it. The Site is likely to require high levels of mitigation to make it acceptable. Due consideration of impact on the Green Belt would therefore need to be given in determining whether this would be inappropriate development or not.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 470m away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A61	Heckford Bridge - Site 1	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 124_7 crosses the Site from the north and PRoW 124_5 crosses the Site west to east. PRoW 128_27 is 5m north of the Site and PRoW 128_14 is 50m north of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site within a Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (Roman River) is 50m north east of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead and underground electricity cables within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. Local Essex and Suffolk Water mains are present within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red	One residential building is within the Site boundary. Three residential buildings are present within the western boundary and adjacent to the Site to the west and one residential building is present within the eastern boundary and adjacent to the Site to the east. Two residential buildings are adjacent to the northern boundary of the Site (0m). Ten commercial buildings (Birch Business Centre) are located adjacent to the eastern and south eastern boundary of the Site (0m). One residential building is 10m west, one residential building is 10m south east, one residential building is 10m east and two residential buildings are 20m east. One residential building is 30m west, one farm building (Bockingham Hall Farm) is 30m west, one residential building is 30m east, one residential building is 40m east, and one residential building is 50m south east of the Site. One residential building is present 60m south east, five residential buildings are 120-250m east, one residential building is 70m north west, two residential buildings are 170-200m south west and five residential buildings are 110-190m south east. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 24.4km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.

Candidate Site Reference	Candidate Site Name	
A61	Heckford Bridge - Site 1	
Criteria	Grading	Comments
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 7.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A62	Heckford Bridge - Site 2	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 124_7 crosses the Site from the north and PRoW 124_5 crosses the Site east to west. PRoW 128_27 is 5m north of the Site, PRoW 124_2 is 10m west of the Site, PRoW 124_37 is 15m southeast of the Site, and PRoW 128_14 is 50m north of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site within a Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (Roman River) is 50m north east of the Site. A drainage ditch runs along the Site boundary. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead and underground electricity cables within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. Local Essex and Suffolk Water mains are present within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red	Two residential buildings are within the Site boundary. Three residential buildings are present within the western boundary and adjacent to the Site to the west and two residential buildings are present within the eastern boundary and adjacent to the Site to the east. Two residential buildings are adjacent to the northern boundary of the Site (0m). Ten commercial buildings (Birch Business Centre) and one residential building are located adjacent to the eastern boundary of the Site (0m). One residential building is 10m south and three residential buildings are 10m south west of the Site, three residential buildings are 10m east of the Site and one residential building is 10m south east. One residential building is 10m west, one residential building is 10m east and two residential buildings are 20m east. One residential building is 30m west, one farm building (Bockingham Hall Farm) is 30m west, one residential building is 30m east, one residential building is 40m east, four residential buildings are 30-40m south east, and one residential building is 50m south east of the Site. One residential building is present 60m east, five residential buildings are 120-250m east, one residential building is 70m north west, and fifteen residential buildings are between 130-250m south west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.

Candidate Site Reference	Candidate Site Name	
A62	Heckford Bridge - Site 2	
Criteria	Grading	Comments
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 24.1km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 7.6km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A63	Patch Park, Abridge,	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 210_14 crosses the Site from the north and PRoW 209_18 crosses the Site from the east. PRoW 194_4 is 5m south of the Site and PRoW 194_24 is 5m southeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber/Green	The Site not within a Groundwater SPZ and has unproductive/low/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (River Roding) is present within the Site boundary and is 90m west. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber/Green	The Site contains Grade 3 quality soil (good to moderate quality land) and Grade 4 quality soil (poor quality agricultural land), which has the potential for being BMV land. The Site is likely to have a minor impact on soil quality and agricultural land and may require low levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity cables within the Site boundary. An underground Openreach BT power line is present within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red	One residential building is present within the eastern boundary and adjacent to the Site to the east. One sports facility (fishing lake) and associated buildings are adjacent to the northern boundary of the Site (0m), one residential building and one farm building is adjacent to the western boundary and of the Site (0m). One sports facility (golf course) is 10m north, one residential building is 10m south, one commercial building is 20m south, and one commercial building is 30m south of the Site. Three residential buildings are 40m south, one residential building and one farm building are 40m south east. Two buildings of unknown use, a commercial building and a residential building are between 80-90m south, two residential buildings are 80-140m east, four residential buildings and a farm building are 190-210m north, two residential buildings are 130m south west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Red/Amber	The Site is located within the Metropolitan Green Belt in the Epping Forest District Council area. NPPF (paragraph 150) states that mineral extraction is not inappropriate development in the Green Belt provided the development preserves openness and does not conflict with the purposes of including land within the Green Belt. The Site will contain landscape planting and a mobile wash plant which has the potential to impact openness. The Site is likely to have a major impact on the preservation of the openness of the Green Belt and/or may conflict with purpose of including land within it. The Site is

Candidate Site Reference	Candidate Site Name	
A63	Patch Park, Abridge,	
Criteria	Grading	Comments
		likely to require high levels of mitigation to make it acceptable. Due consideration of impact on the Green Belt would therefore need to be given in determining whether this would be inappropriate development or not.
Airport Safeguarding Zones	Red	The Site is within an Airport Safeguarding Zone (Stapleford Outer Zone). Restoration proposals assume the Site would be restored to Coastal and Floodplain Grazing Marsh (included in the Priority Habitat Inventory) meaning the nature of the Site is likely to attract birds and therefore is likely to have a serious impact on aircraft safety and increase the risk of bird strike for aircrafts. Mitigation to make the Site acceptable would be difficult. Alternative restoration options may need to be considered.

Candidate Site Reference	Candidate Site Name	
A64	Land East of Asheldham Quarry	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 240_11 crosses the Site east to west and PRoW 240_10 is 10m west of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Green	The Site not within a Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have no impact on hydrology, hydrogeology, and drainage that requires mitigation.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains overhead and underground 11kV electricity lines within the Site boundary. The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	Three buildings of unknown use are 10-20m south, two farm buildings are 20m south, three residential buildings are between 40-50m south. One residential building is 60m east, one farm building is 80m south, four residential buildings are 70-180m west, one community facility (place of worship) is 120m west, one residential building is 180m north west of the Site and two commercial buildings and a farm building is 150-180m west. The Site is not well screened from Hall Road. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 6.5km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Amber/Green	The Site is within an Airport Safeguarding Zone (Tillingham and Southend). However, restoration proposals assume the Site would be returned to agricultural use meaning the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. The Site may require low levels of mitigation to make it acceptable. This would need to be considered further at the Further Assessment Phase.

Candidate Site Reference	Candidate Site Name	
A65	Land South of Asheldham Quarry	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 240_10 crosses the Site north to south and PRoW 240_8 is 5m southwest of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Green	The Site not within a Groundwater SPZ and has medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have no impact on hydrology, hydrogeology, and drainage that requires mitigation.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber/Green	The Site contains Grade 3 quality soil (good to moderate quality land), which has the potential for being BMV land. The Site is likely to have a minor impact on soil quality and agricultural land and may require low levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Red	One farm building is adjacent to the eastern boundary of the Site (0m). Commercial buildings associated with Dengie Crops are 30m south of the Site, and two commercial buildings are 30m east. Four residential buildings are 110-200m east, one community facility (place of worship) is 110m south east, and five residential buildings and a commercial building are between 180-230m west of the Site. The Site is not well screened from Hall Road. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 6.5km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 140m away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A66	White House Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 270_14 and PRoW 270_19 cross the Site from the west. PRoW 270_16 crosses the Site north to south. PRoW 270_29 is 10m northeast of the Site, PRoW 270_37 is 20m northeast of the Site, PRoW 270_22 is 75m west of the Site, PRoW 270_18 is 85ms south of the Site, and PRoW 270_36 is 85m west of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/ Amber	The Site within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is 30m west of the Site and another water course is 100m west. No water body is present within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Amber	One residential building is 70m west, seven residential buildings are 120-230m north, one caravan park is 230m south east, one residential building is 160m south west and one residential building is 230m south. The Site is likely to have a moderate impact on health and amenity and is likely to require moderate levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 7.4km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 4.7km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A67	Church Farm	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 157_13 is 15m southwest of the Site and PRoW 157_14 is 70m south of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (Sixpenny Brook) is present within the Site boundary and a drainage ditch is present along the Site boundary. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines within the Site boundary. The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	One farm building is 20m west, three residential buildings are 20m east, four residential buildings are 30m east, seven residential buildings are 30m north, twelve residential buildings are 40m north, two residential buildings are 40m north west, fifteen residential buildings are 50m north, two residential building are 50m east and one commercial building is 50m north from the Site. One school is 80m east of the Site, one care home is 40m north west, one care home is 80m north west, two commercial buildings are 70-90m north, one nursery is 60m north, and two commercial buildings are 180m east of the Site. Fifty seven residential buildings are between 70-220m north, fifty two residential buildings are 60-250m east, three residential buildings are 70-190m north west and one hundred and seven residential buildings are 60-250m north east of the Site. One community facility (place of worship) is 160m south east. One railway station is 230m north east of the Site. The Site is not well screened from residential properties. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 27km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 10.2km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A68	Crabtree Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 165_2 crosses the Site north to south. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (Bentley Brook) is 70m west of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Red/Amber	The Site contains Grade 1 quality soil (excellent quality agricultural land), Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate agricultural land) which is BMV land. Approximately over two thirds of the Site is in Grade 2 and one third is in Grade 1 and 3. The Site is likely to have a major impact on soil quality and agricultural land and is likely to require high levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Amber	One farm building is 80m north, one residential building is 100m north east, four residential buildings are 100-130m north, two residential buildings and one farm building are 140-170m east, and one residential building is 200m south east of the Site. One commercial building is 100m north west of the Site access. The Site is likely to have a moderate impact on health and amenity and is likely to require moderate levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 30.2km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 7.9km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A69	Frating Hall (A17)	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 163_1, PRoW 165_8, and PRoW 163_10 cross the Site from the south. PRoW 165_5 is 10m north of the Site and PRoW 165_3 is 50 south of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber /Green	The Site is within Zone III - Total Catchment Groundwater SPZ and has medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Red/Amber	The Site contains Grade 1 quality soil (excellent quality agricultural land) and Grade 2 quality soil (very good quality agricultural land) which is BMV land. Approximately half the Site is in Grade 1 and half the Site is in Grade 2. The Site is likely to have a major impact on soil quality and agricultural land and is likely to require high levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity lines within the Site boundary. The Site contains a high pressure gas mains (Cadent Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red/Amber	Two residential buildings are 10m south east of the Site, ten residential buildings are 10m north west, one residential building is 10m north, one farm building and two commercial buildings are 20m west of the Site. Three residential buildings are 30m north west, one residential building is 30m south, one residential building is 40m south, one residential building is 40m west, three residential buildings are 30m north west, five residential buildings are 40m north west, one residential building is 50m south west, two residential buildings are 50m north west, and one residential building is 50m north. Twelve residential buildings are 60-100m north west, fifteen residential buildings are 90-230m north, two residential buildings are 70-80m west, one residential building is 230m west, a residential building and a farm building are 180m north east and one residential building is 100m east of the Site. Rectory Road is well screened from the Site. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 29.2km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 9.1km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A71	Lodge Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 157_13 crosses the Site northwest to southeast, PRoW 157_14 crosses the Site east to west, and PRoW 157_19 is 10m northeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (Sixpenny Brook) is 130m north east of the Site and River Colne is 130m west. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines within the Site boundary. Overhead Openreach BT power lines are present within the Site boundary. The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	One residential building is 40m south of the Site. Six residential buildings are 70-150m south, three residential buildings are 200-210m south east, and two residential buildings are 110-220m north west of the Site. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 26.5km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 10.2km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A72	Martells - Southern Extension	
Criteria	Grading	Comments
Public Rights of Way	Green	There are no PRowWs within or bordering the Site or within 100m of the Site. The Site is likely to have no impact on PRowWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Red/Amber	The Site contains Grade 1 quality soil (excellent quality agricultural land) and Grade 2 quality soil (very good quality agricultural land) which is BMV land. Approximately one sixth of the Site is in Grade 1 and five sixths of the Site are in Grade 2. The Site is likely to have a major impact on soil quality and agricultural land and is likely to require high levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains local Affinity Water pipelines within the Site boundary. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	Commercial activity (Martells Industrial Estate) is 30m north of the Site access. One residential building and farm buildings associated with Slough Farm are 30m east and one residential building is 50m south west of the Site. Seven residential buildings and a commercial building is 70-160m south west, three residential buildings are 70-220m west, three residential buildings are 80-100m south, four residential buildings and a commercial building is 90-240m north west of the Site. One residential building and one commercial building are 150m east of the Site access. The Site is slightly elevated above the A120 and is therefore it is not visible from the road and hedgerows screen the Site from the B1029. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 33km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 9km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A73	Martells - Western Extension	
Criteria	Grading	Comments
Public Rights of Way	Green	There are no PRowWs within or bordering the Site or within 100m of the Site. The Site is likely to have no impact on PRowWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Red	Commercial activity (Martells Industrial Estate) is adjacent to the eastern boundary of the Site (0m). One residential building and one commercial building are 80m east and railway line is 70m north of the Site. Two commercial buildings are 150m north and one commercial building is 250m south. The Site is well screened from Martells Industrial Estate. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 33.8km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 8.7km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A74	Thorrington Hall Farm (A21)	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 181_13 is within the Site. PRoW 181_8 crosses the Site north to south. PRoW 181_2 is 65m west of the Site, PRoW 181_12 is 75m east of the Site, and PRoW 181_24 is 90m southwest of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber/Green	The Site is not within a Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. A water body is present within the Site boundary and a large drainage ditch runs along the Site. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site contains 11kV overhead electricity lines within the Site boundary. The Site contains intermediate pressure gas mains (allocated by Cadent Gas) within the Site boundary. Local Anglian Water foul rising mains are present within the Site boundary. The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Red	One residential building is adjacent to the south western boundary and one residential building is adjacent to the northern boundary of the Site (0m). One residential building is 5m north and one is 5m west of the Site. Five residential buildings are 10m north west of the Site, thirty four residential buildings are 10m west of the Site, ten residential buildings are 20m west of the Site, and five residential buildings are 20m north of the Site. Four residential buildings are 30m north, one residential building is 30m west, four residential buildings are 40m north, two residential buildings are 40m west, two commercial buildings are 40m north west, one residential building is 50m west and ten residential buildings are 50m north. One hundred and seventy two buildings are 60-250m north, nineteen residential buildings are 60-240m west, two residential buildings are 60-240m north east and two commercial buildings are 140-180m north. Ten residential buildings are 130-220m north west, and three commercial buildings are 60-230m west. One community facility (place of worship) is 100m north, one community facility (place of worship) is 60m north east and one community facility (allotments) are 90m north. Commercial activity (industrial estate) is 130m north west, a commercial building is 230m north, one outdoor amenity (play area) is 240m north and one sports facility (recreation ground) is 240m north. There is limited screening from Clacton Road. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.

Candidate Site Reference	Candidate Site Name	
A74	Thorrington Hall Farm (A21)	
Criteria	Grading	Comments
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 26.4km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 6.4km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A75	Land at Orford,	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 51_17 and PRoW 51_28 cross the Site from the east. PRoW 45_16 crosses the Site from the south. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Amber	Alsa Lodge Gravel Pit, a potential LoGS is 10m south of the Site, therefore is likely to have a moderate impact on the geological environment. The Site is likely to require medium levels of mitigation to ensure that geological features are maintained to an acceptable level.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site is within Zone II - Outer Protection Zone and Zone III - Total Catchment Groundwater SPZ and has medium to high groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course is 30m west of the Site. No water body is present within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Amber	One commercial building is 80m north, one farm building is 80m north, nine residential buildings are 70-180m north, one community facility is 240m north, eleven residential buildings are 120-250m north east, two residential buildings are 220-240m east, one nursery is 180m south and three commercial buildings are 130-240m south of the Site. The Site is not well screened from the B1383. The Site is well screened along the northern boundary. The Site is likely to have a moderate impact on health and amenity and is likely to require medium levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 1.4km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Red	The Site is within an Airport Safeguarding Zone (Stansted Outer Zone). Restoration proposals assume the Site restoration would be partial infilling with wetlands meaning the nature of the Site is likely to attract birds and therefore is likely to have a serious impact on aircraft safety and increase the risk of bird strike for aircrafts. Mitigation to make the Site acceptable would be difficult. Alternative restoration options may need to be considered.

Candidate Site Reference	Candidate Site Name	
A76	Elsenham	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 25_18 crosses the Site south to east. PRoW 25_19 borders the southern and western boundary of the Site. PRoW 25_13 is 10m north of the Site, PRoW 25_21 is 10m northeast of the Site, PRoW 25_20 is 25m south of the Site, PRoW 25_22 is 80m southeast of the Site, and PRoW 25_35 is 95m east of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber/Green	The Site is within Zone III - Total Catchment Groundwater SPZ and has low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains strategic Affinity Water pipelines within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red/Amber	Three residential buildings are 10m south east, one residential building is 10m north west and one residential building is 20m north west, four residential building are 40m south east and two residential buildings are 50m south east. Commercial activity (business park) is 90m north west, two commercial buildings are 130-170m east, two residential buildings are 130-200m east, one residential building is 200m north west, four residential buildings are 90-130m south and ten residential buildings are 80-240m south east of the Site. There is limited screening along Brick End Lane. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 3km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Amber/Green	The Site is within an Airport Safeguarding Zone (Stansted Outer Zone). However, restoration proposals assume the Site would be returned to agricultural use meaning the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. The Site may require low levels of mitigation to make it acceptable. This would need to be considered further at the Further Assessment Phase.

Candidate Site Reference	Candidate Site Name	
A77	Westward Extension to Highwood Quarry	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 36_21 is within the Site. PRoW 36_19 crosses the Site from the north, PRoW 33_4 crosses the Site from the south and PRoW 36_20 cross the Site east to west. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. Hydrogeological issues were identified for the adjacent site, due to potential impact on Little Easton ponds and mitigation was required. It is likely similar mitigation would be required for this site. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and may require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains a high pressure gas mains (Cadent Gas) within 250m of the Site. An underground Openreach BT power line is within the Site boundary. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Amber	One residential building is 180m south of the Site. The Site is likely to have a moderate impact on health and amenity and is likely to require medium levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 6.5km away. Therefore, the Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Amber/Green	The Site is within an Airport Safeguarding Zone (Stansted Outer Zone). However, restoration proposals assume the Site would be returned to agricultural use meaning the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. The Site may require low levels of mitigation to make it acceptable. This would need to be considered further at the Further Assessment Phase.

Candidate Site Reference	Candidate Site Name	
A79	Crown Quarry – North of Wick Lane	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 158_19 is 15m southwest of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course is 10m north east of the Site and another water course is 190m south east. No water body is present within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity lines within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red	One residential building is within the Site boundary, two residential buildings are adjacent to the south western boundary of the Site (0m) and two farm buildings are adjacent to the southern boundary of the Site (0m). One residential building is 5m south west, one residential building is 5m north west, one residential building is 10m west, one residential building is 10m south east, one farm building is 20m south, and two residential buildings are 50m north west. One residential building is 70m south east and one residential building is 80m north, one residential building is 220m south of the Site, one residential building and one farm building is 210m north, one building of unknown use is 200m south, and five farm buildings are 70-220m south. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 34.9km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 6.8km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A80	Crown Quarry – South of Wick Lane	
Criteria	Grading	Comments
Public Rights of Way	Green	There are no PRoWs within or bordering the Site or within 100m of the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Red	One building of unknown use is within the Site boundary. Two farm buildings are 40m west, one farm building is 50m north west, two residential buildings are 170m south, one residential building is 110m south west, five farm buildings are 100-140m west, two residential buildings are 160m east, two residential building are 60-70m north, one farm building is 100m north, three residential buildings are 190-220m north east of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 34.8km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 7.1km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A82	Colemans Farm – Elm Springs Extension	
Criteria	Grading	Comments
Public Rights of Way	Amber	PRoW 251_2 borders the southwest boundary of the Site. PRoW 246_1 is 60 northwest of the Site and PRoW 251_1 is 80m west of the Site. The Site is likely to have a moderate impact on PRoWs and is likely to require medium/low levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is not within a Groundwater SPZ and has unproductive/low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is present within the Site boundary, another is 50m north east of the Site and an additional water course (River Blackwater) is 140m north. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines within the Site boundary. Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	Commercial activity (industrial estate) is 10-50m north west of the Site. Four residential buildings are 70-140m east, three residential buildings are 60-100m south east, one farm building is 100m south, and commercial activity (industrial estate) is 170-250m south east of the Site. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 14.5km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 12km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A83	Colemans Farm – Hole Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 92_27 crosses the Site north to south. PRoW 92_32 and PRoW 105_35 are 20m west of the Site. PRoW 92_28 is 50m south of the Site, PRoW 105_36 is 55m south of the Site, and PRoW 246_17 is 80 southeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is not within a Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is 70m south east of the Site and River Blackwater is 90m north east. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Red/Amber	One public building (fire rescue and service) is 20m west. One residential building is 20m north and one farm building is 20m north of the Site. Four farm buildings are 60-90m north of the Site. One residential building is 250m south east, one commercial building is 200m south, two residential buildings are 200-250m south and two residential buildings are 180-200m north west. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 16.5km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 10.9km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A84	Colemans Farm – Appleford Farm North Extension	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 105_36 crosses the Site from the east and PRoW 92_28 crosses the Site from the north. PRoW 105_35 is 5m north of the Site, PRoW 105_35 is 5m northwest of the Site, and PRoW 92_27 is 70m northeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is not within a Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is present within the Site boundary, River Blackwater is 5m north east, 10m east and 20m south of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV underground electricity lines within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red/Amber	One public building (fire service and rescue) is 30m north of the Site. One residential building is 180m south east, one residential building is 190m north and one farm building is 190m north. Two farm buildings are 24-250m north, one commercial building is 130m east, two residential buildings are 130-170m east, and two commercial buildings are 220-250m west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would be difficult.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 16km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 10.9km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A85	Martells – North of Frating Road (East)	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 158_28 crosses the Site from the east, PRoW 158_11 is 5m southwest of the Site, and PRoW 158_29 is 10m west of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber/Green	The Site is within Zone III - Total Catchment Groundwater SPZ and has medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Red	The Site contains Grade 1 quality soil (excellent quality agricultural land) which is BMV land. The Site is likely to have a serious impact on soil quality and agricultural land and mitigation to make the Site acceptable would be difficult.
Services & Utilities	Amber	The Site contains 33kV electric overhead lines and 11kV overhead lines within the Site boundary. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red/Amber	Two residential, two commercial buildings and two farm buildings are 20m south, an agricultural structure is 20m south west, one commercial building is 20m south east, one farm building is 30m south, and two residential buildings are 30m south of the Site. One residential building is 180m south east, one building of unknown use is 250m north, two residential buildings and commercial activity (industrial estate) are 80-200m, and agricultural buildings are 70-230m south of the Site. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 34.8km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 10km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A86	Martells – North of Frating Road (West)	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 158_10, PRoW 158_28 and PRoW 158_29 cross the Site east to west. PRoW 158_42 crosses the Site north to west. PRoW 158_27 is 5m northwest of the Site, PRoW 158_28 is 10m east of the Site, PRoW 158_11 is 15m south of the Site, and PRoW 158_31 is 95m south of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Red/Amber	The Site contains Grade 1 quality soil (excellent quality agricultural land) and Grade 2 quality soil (very good quality agricultural land) which is BMV land. Approximately over nine tenths of the Site is in Grade 1 and less than nine tenths of the Site is in Grade 2. The Site is likely to have a major impact on soil quality and agricultural land and is likely to require high levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains 33kV electric overhead lines and 11kV overhead lines within the Site boundary. Local Anglian Water foul rising mains are present within the Site boundary. The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red	Four residential buildings are adjacent to the north western boundary of the Site (0m). An agricultural structure is 10m south east and one farm building is 10m south of the Site access. Two residential buildings are 40m south east and one public building (Essex Highways) is 40m north east. Forty four residential buildings are 110-250m west, one community facility (allotments) is 180m north west, one community facility (cemetery) is 230m north west. Sixteen residential buildings are 150-250m west. Two commercial buildings and two farm buildings are 140-220m south east, and three residential buildings and one farm building are 170-250m south east of the Site access. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 34.5km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.

Candidate Site Reference	Candidate Site Name	
A86	Martells – North of Frating Road (West)	
Criteria	Grading	Comments
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 9.2km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A87	Martells – East of Slough Lane	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 158_12 crosses the Site in the northwest corner and PRoW 158_31 is 5m northeast of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber/Green	The Site is not within a Groundwater SPZ and has medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Red/Amber	The Site contains Grade 1 quality soil (excellent quality agricultural land) and Grade 2 quality soil (very good quality agricultural land) which is BMV land. Approximately three quarters of the Site is in Grade 1 and one quarter of the Site is in Grade 2. The Site is likely to have a major impact on soil quality and agricultural land and is likely to require high levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines within the Site boundary. Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Amber	Two residential buildings are 220-250m south, fourteen residential buildings and five farm buildings are 100-250m east of the Site. The Site is likely to have a moderate impact on health and amenity and is likely to require medium levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 33.7km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 9.7km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A88	Gurnhams Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 179_21 is within the Site, PRoW 179_13 crosses the Site north to south, and PRoW 171_9 crosses the Site from the west. PRoW 179_11 is 5m north of the Site, PROW 171_8 is 5m north of the Site, PRoW 165_11 is 45m southwest of the Site, and PRoW 165_1 is 50m southwest of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber/Green	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/low/medium to low groundwater vulnerability. The Site is not within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a minor impact on hydrology, hydrogeology and drainage and may require low levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	Overhead Openreach BT power lines are within the Site boundary supplying the existing building. Utilities supplying existing on site buildings that may be demolished will be disconnected. The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red	Two farm buildings are within the Site boundary. One residential building is 20m east, one residential building is 30m south east, one commercial building and one farm building is 30m east, two commercial buildings are 40m south east, and one farm building is 50m north of the Site. Two farm buildings are 60m east, six residential buildings, one farm building, and two commercial buildings are 80-230m south east, four residential buildings are 160-180m north west, three residential buildings and seven farm buildings are 60-120m south, commercial activity (business park) is 80-180m west, two residential buildings are 220-250m west, one residential building is 90m north. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 31.4km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 7.2km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A89	Covenbrooke Hall Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 111_21 crosses the Site east to west and PRoW 111_42 crosses into the Site from the northwest. PRoW 111_22 borders the eastern boundary of the Site. PRoW 111_25 and PRoW 111_26 are 20m south of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has a low/medium groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines within the Site boundary. Overhead Openreach BT power lines are within the Site boundary. The Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red	One building of unknown use is adjacent to the south eastern boundary of the Site (0m). Two residential buildings and one commercial building is 10m south east, one residential building is 30m south east, one residential building is 40m south east, and one residential building is 40m west of the Site. Two residential buildings and nine commercial buildings are 20-50m south of the Site. Eight residential buildings and three farm buildings and one commercial building is 0-250m north of the Site. Commercial activity (business park) is 20-200m south and south east of the Site. Two farm buildings are 70-100m west, seven residential buildings are 70-140m south east, eight farm buildings are 180-190m south east, three residential buildings are 150-170m south west and two residential buildings are 220-230m west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 18.6km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 1.8km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A90	Rayne Quarry – Northern Extension	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 103_4 crosses the Site west to east and PRoW 103_26 is 35m east of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). No water course was identified within less than or equal to 200m of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber	The Site contains 11kV overhead electricity lines within the Site boundary. The Site is within 250m of high pressure gas mains (National Grid Gas). The Site is likely to have a moderate impact on utilities and is likely to require medium levels of mitigation to make the Site acceptable.
Health & Amenity	Red	Two residential buildings are adjacent to the north eastern boundary of the Site (0m). One residential building is 10m east, three residential buildings are 20m east of the Site, two residential buildings are 30m west of the Site, one residential building is 30m east, and three farm buildings are 30m east of the Site. Five residential buildings are 40m east, one farm building is 40m west, and two residential buildings are 70m east of the Site. Six farm buildings are 40-100m south west, and two residential buildings are 60m west of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 15km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Amber/Green	The Site is within an Airport Safeguarding Zone (Rayne). However, restoration proposals assume the Site would be returned to agricultural use and include nature conservation with low level restoration utilising indigenous soil resources only meaning the nature of the Site is unlikely to attract birds and therefore is likely to have a minor impact on aircraft safety and should not increase the risk of bird strike for aircrafts. The Site may require low levels of mitigation to make it acceptable. This would need to be considered further at the Further Assessment Phase.

Candidate Site Reference	Candidate Site Name	
A91	Land at Chignal St James	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 230_37, PRoW 230_38, and PRoW 230_40 cross the Site east to west. PRoW 230_35 crosses the Site north to south. PRoW 230_78 is 5m north of the Site and PRoW 230_44 is 95m south of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is not within a Groundwater SPZ and has low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (River Can) is within the Site boundary, Roxwell Brook is 30m south west and 170m south east and another water course is 130m south. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity lines within the Site boundary. Openreach BT power lines are within the Site boundary crossing the proposed access. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. The Site is within 250m of high pressure gas mains (National Grid Gas). The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Amber	Two residential buildings are 60-70m west, one farm building is 90m west, one community facility (village hall) is 90m north west, one school is 120-140m north west. One residential building is 240m north, ten residential buildings are 80-220m north west, one sports facility (playing field) is 130m north east and nine residential buildings are 110-190m south of the Site. One residential building is 170m east of the Site access, one residential building is 240m south of the Site access, one residential building is 240m west of the Site access, six residential buildings and one commercial building is 80-140m south west of the Site access, three residential buildings are 150-250m south east of the Site access, six residential buildings and four commercial buildings are 200-250m west of the Site access, and one commercial building and one farm building are 250m west of the Site access. The Site is likely to have a moderate impact on health and amenity and is likely to require medium levels of mitigation to make the Site acceptable.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 20m away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.

Candidate Site Reference	Candidate Site Name	
A91	Land at Chignal St James	
Criteria	Grading	Comments
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 2.7km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A92	Land at Pattiswick Hall Farm – Small Site	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 67_45 crosses the Site southwest to northeast. PRoW 67_19 is 5m south of the Site, PRoW 67_46 is 10m east of the Site, and PRoW 67_8 is 80m north of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is 60m south west of the Site. No water body is present within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Green	There are no utilities within the Site boundary and no high pressure gas mains within 250m of the Site. The Site is likely to have no impact on utilities that requires mitigation.
Health & Amenity	Red	One residential building is adjacent to the northern boundary of the Site (0m) and one residential building is adjacent to the south western boundary of the Site (0m). One residential building is 5m south west, two residential buildings are 10m south west, one building of unknown use is 10m south west, one residential building is 20m north east, one residential building is 10m north and one residential building is 20m north of the Site. Two residential buildings are 20m south west, two residential buildings are 30m south west, two residential buildings are 40m south west and one residential building is 50m south west of the Site. One commercial building is 30m south west and one commercial building is 50m south west. Five commercial buildings are 70-210m south west, five farm buildings are 110-200m north, one residential building is 230m west, six residential buildings are 70-210m north, one community facility (place of worship) is 160m north, and fourteen residential buildings are 70-240m south west. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 19.7km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.

Candidate Site Reference	Candidate Site Name	
A92	Land at Pattiswick Hall Farm – Small Site	
Criteria	Grading	Comments
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 3.8km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A93	Land at Pattiswick Hall Farm – Full Site	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 67_7 and PRoW 67_8 crosses into the Site from the east, PRoW 67_3 crosses into the Site from the north, PRoW 111_19 crosses into the Site from the west, and PRoW 67_45 crosses into the Site from the east to southwest. PRoW 67_2 borders the northeast borders of the Site. PRoW 111_12 is 10m northwest of the Site, PRoW 67_46 is 10m east of the Site, and PRoW 67_19 is 10m south of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has unproductive/low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course (River Blackwater) is 60m south west of the Site, another water course is 2m north, an additional water course is 10m north west and another is 20m north west. There is a small water body in the northern half of the Site. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Amber/Green	The Site contains 11kV overhead electricity lines within the Site boundary. Site is likely to have a minor impact on utilities and may require low levels of mitigation to make the Site acceptable.
Health & Amenity	Red	In the northern half of the Site the sensitive receptors are as follows: One farm building is within the Site boundary adjacent to the south eastern border. Two farm buildings are adjacent to the south eastern boundary (0m). One residential building is 10m south east and one residential building is 20m south east. Three residential buildings are 80-130m south east, two residential buildings are 180-190m east and nine residential buildings, and six commercial buildings are 90-220m west of the Site. In the southern half of the Site the sensitive receptors are as follows: One residential building is adjacent to the northern boundary of the Site (0m) and one residential building is adjacent to the south western boundary of the Site (0m). One residential building is 5m south west, two residential buildings are 10m south west, one building of unknown use is 10m south west, one residential building is 20m north east, one residential building is 10m north and one residential building is 20m north of the Site. Two residential buildings are 20m south west, two residential buildings are 30m south west, two residential buildings are 40m south west and one residential building is 50m south west of the Site. One

Candidate Site Reference	Candidate Site Name	
A93	Land at Pattiswick Hall Farm – Full Site	
Criteria	Grading	Comments
		commercial building is 30m south west and one commercial building is 50m south west. Five commercial buildings are 70-210m south west, five farm buildings are 110-200m north, one residential building is 230m west, six residential buildings are 70-210m north, one community facility (place of worship) is 160m north, and fourteen residential buildings are 70-240m south west. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 19.7km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 2.8km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A94	Land at Highfields Farm	
Criteria	Grading	Comments
Public Rights of Way	Red/Amber	PRoW 246_2, PRoW 145_17, PRoW 92_25, and PRoW 92_26 crosses the Site north to south. PRoW 145_16 crosses the Site from the south. PRoW 92_20 and PRoW 145_5 are 5m northeast of the Site. PRoW 246_20 is 55m south of the Site and PRoW 246_19 is 85m northwest of the Site. The Site is likely to have a major impact on PRoWs and is likely to require high levels of mitigation to make the Site acceptable
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is not within a Groundwater SPZ and has unproductive/low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is within the Site boundary. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity lines within the Site boundary. Virgin media power lines are within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red	Two farm buildings are adjacent to the western boundary of the Site (0m). One residential building is 10m north of the Site and one residential building is 20m north of the Site. One residential building is 50m east of the Site. Two residential buildings and three farm buildings are 70-90m north of the Site access connecting the two sections of the Site, two residential buildings and three farm buildings are 140-250m north east. One community facility (place of worship) is 140m east of the Site access, five residential buildings are 120-250m east of the Site access, and seven residential buildings are 110-170m south east of the Site access. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 17.8km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 11.4km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A95	Land at Bellhouse Farm South	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 128_12 and PRoW 149_15 are 5m west of the Site. PRoW 149_12 is 5m north of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site is within Zone III - Total Catchment Groundwater SPZ unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (Roman River) is within the Site boundary. No water body is present within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red/Amber	The Site contains 11kV overhead electricity lines within the Site boundary. The Site is within 100m of high pressure gas mains (Cadent Gas). The Site is likely to have a major impact on utilities and is likely to require high levels of mitigation to make the Site acceptable.
Health & Amenity	Red	Two farm buildings are adjacent to the northern boundary of the Site (0m). One farm building is 30m north, one commercial building is 30m north, one commercial building is 50m north, one building of unknown use is 10m north, two residential buildings are 20m north, three buildings of unknown use are 30m north. Two buildings of unknown use are 60-80m north and one commercial building is 60m north of the Site. One residential building is 220m west of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 25.9km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 6.5km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
A96	Rayne Quarry – Southern Extension	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 103_42 is 25m northeast of the Site, PRoW 15_129 is 30m northwest of the Site, PRoW 103_44 is 50m east of the Site, PRoW 15_20 is 55m south of the Site, and PRoW 103_44 is 80m east of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Red/Amber	The Site is within Zone III - Total Catchment Groundwater SPZ and has a low/unproductive groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is not within Drinking Water Protection Areas (Surface Water). A water course (River Ter) is within the Site boundary and is 160m north west, another water course is 150m north west. No water body is present within the Site boundary. The Site is likely to have a major impact on hydrology, hydrogeology and drainage and is likely to require high levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. The Site is likely to have a moderate impact on soil quality and agricultural land and may require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity lines within the Site boundary. Overhead Openreach BT power lines are within the Site boundary. The Site contains high pressure gas mains (National Grid Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red	Three residential buildings are adjacent to the northern boundary of the Site (0m). Six residential buildings are 10m north, one residential building is 20m north and three residential buildings are 30m north of the Site. One residential building is 150m east, two residential buildings are 170-250m north east, three commercial buildings are 190-250m north east of the Site. One building of unknown use, three residential buildings are two commercial buildings are 140-200m south east and three residential buildings are 130-250m north west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 13.6km away. The Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 1.1km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.

Candidate Site Reference	Candidate Site Name	
D7	Land at Pond Farm (transshipment site)	
Criteria	Grading	Comments
Public Rights of Way	Green	PRoW 105_47 60m northeast of the Site and PRoW 105_48 is 70 north of the Site. There are no PRoWs within or bordering the Site. The Site is likely to have no impact on PRoWs that requires mitigation.
Geo-Environmental	Green	The Site is more than 20m from a LoGS and therefore is likely to have no impact on the geological environment that requires mitigation as geological features will be preserved and maintained.
Hydrology, Hydrogeology & Drainage	Amber	The Site is not within a Groundwater SPZ and has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is 90m north of the Site. No water body is present within the Site boundary. The Site is likely to have a moderate impact on hydrology, hydrogeology and drainage and is likely to require medium levels of mitigation to make the Site acceptable.
Air Quality	Green	The Site is more than 2km from an AQMA and therefore is likely to have no impact on an air quality that requires mitigation.
Soil Quality	Amber	The Site contains Grade 2 quality soil (very good quality agricultural land) which is BMV land. Therefore, the Site is likely to have a moderate impact on soil quality and agricultural land and is likely to require medium levels of mitigation to make the Site acceptable.
Services & Utilities	Red	The Site contains 11kV overhead electricity lines within the Site boundary. Overhead Openreach BT power lines are within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. The Site is likely to have a serious impact on utilities and mitigation to make the Site acceptable would be difficult.
Health & Amenity	Red	One residential building is adjacent to the southern boundary of the Site (0m) and eight residential buildings are adjacent to the north eastern boundary of the Site (0m). Four residential buildings are 5m north east of the Site. Two residential buildings are 10m south west, one residential building is 10m north east, one building of unknown use is 10m west, three residential buildings are 20m north east, one commercial building is 20m east of the Site. Two residential buildings are 30m north east, one residential building is 30m east, two residential buildings are 40m east, four residential buildings are 40m north east, one sports facility (golf course) is 40m north, two residential buildings are 50m south and one residential building is 50m north east. Seven residential buildings are 160-250m north, twenty one residential buildings are 220-250m west, one commercial building is 140m east, sixteen residential buildings are 70-210m east, thirty three residential buildings are 60-190m north east, commercial activity (business park) is 250m south west, and three commercial buildings are 90-190m east of the Site. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve.
Green Belt	Green	The Site is not within a Green Belt. The nearest Green Belt is 14.9km away. Therefore, the Site is likely to have no impact on preservation of the openness of the Green Belt that requires mitigation and would not conflict with purpose of including land within it.

Candidate Site Reference	Candidate Site Name	
D7	Land at Pond Farm (transhipment site)	
Criteria	Grading	Comments
Airport Safeguarding Zones	Green	The Site is not within an Airport Safeguarding Zone. The nearest Airport Safeguarding Zone is 10.5km away. The Site is likely to have no impacts on aircraft safety that require mitigation and would not increase the risk of bird strikes for aircraft.