



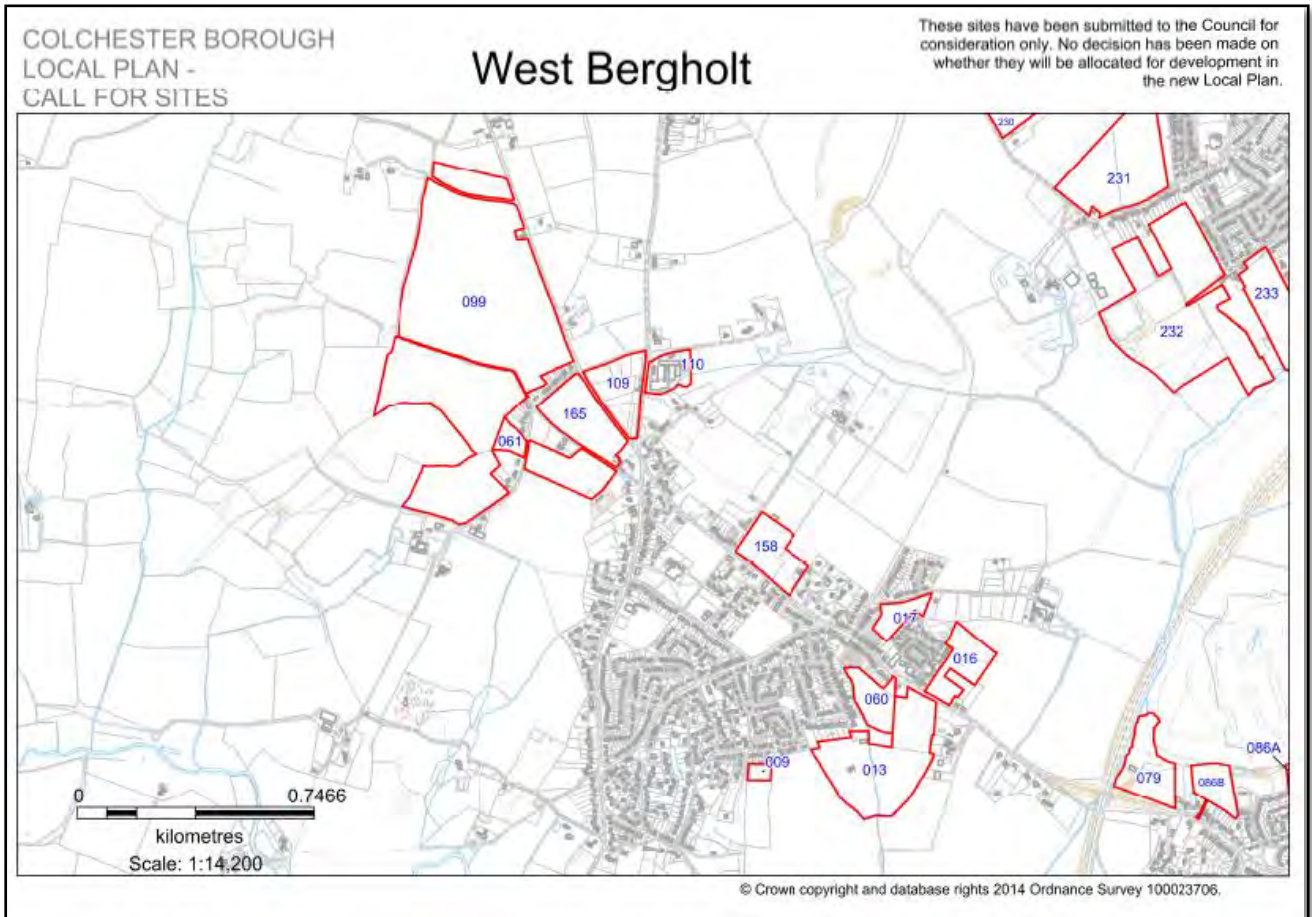
REPORT ON THE
ASSESSMENT OF
POTENTIAL HOUSING SITES



APPENDIX L

Introduction

The following site analyses have been produced with the assistance of Colchester Borough Council and are based on the responses to their “call for potential sites” in 2014 and 2015.



In addition to those submitted further sites were separately identified as potential development sites by Colchester Borough Council.

Seventeen sites were submitted/identified by Colchester Borough Council as potential development sites within the parish of West Bergholt and three were brought directly to the West Bergholt neighbourhood plan steering group by their owners or agents.

The principles of Strategic Land Availability Assessment have been used based upon the criteria adopted following public consultation by Colchester Borough Council.

The inclusion of any site in this assessment does not mean such is a site that is suitable for development but is one on which a desire to develop has been expressed by the owner of the site, or their agents.

Further, any site considered suitable for development within this analysis will require a planning application to be made to Colchester Borough Council having regard to the West Bergholt Neighbourhood Plan planning policies.

This analysis will consider the sites only in respect of their potential to deliver residential developments and will have regard to the suitability of the sites, and their potential availability for housing development within the life of the Neighbourhood Plan.

The size of the site is also a consideration with a view to the requirement of Colchester Borough Councils' emerging local plan policy requiring 120 homes to be delivered within the parish of West Bergholt in that those sites able to deliver more than 150%, whilst being considered, will not be considered realistically deliverable.

In as much as this process is subjective elements of objectivity and hence opinion will arise, any such objectivity will be undertaken with reasonable skill and care but the analysis has been undertaken solely by the lay members of West Bergholt Neighbourhood plan steering group.

The following pages of this document set out the assessment criteria and the reasoning and/or justification behind each.

Each site is then assessed against the criteria and a brief summary is given, having rated the site against each criterion as having a:

- a high adverse impact
- an adverse impact
- a neutral or negligible impact
- a beneficial impact
- a highly beneficial impact

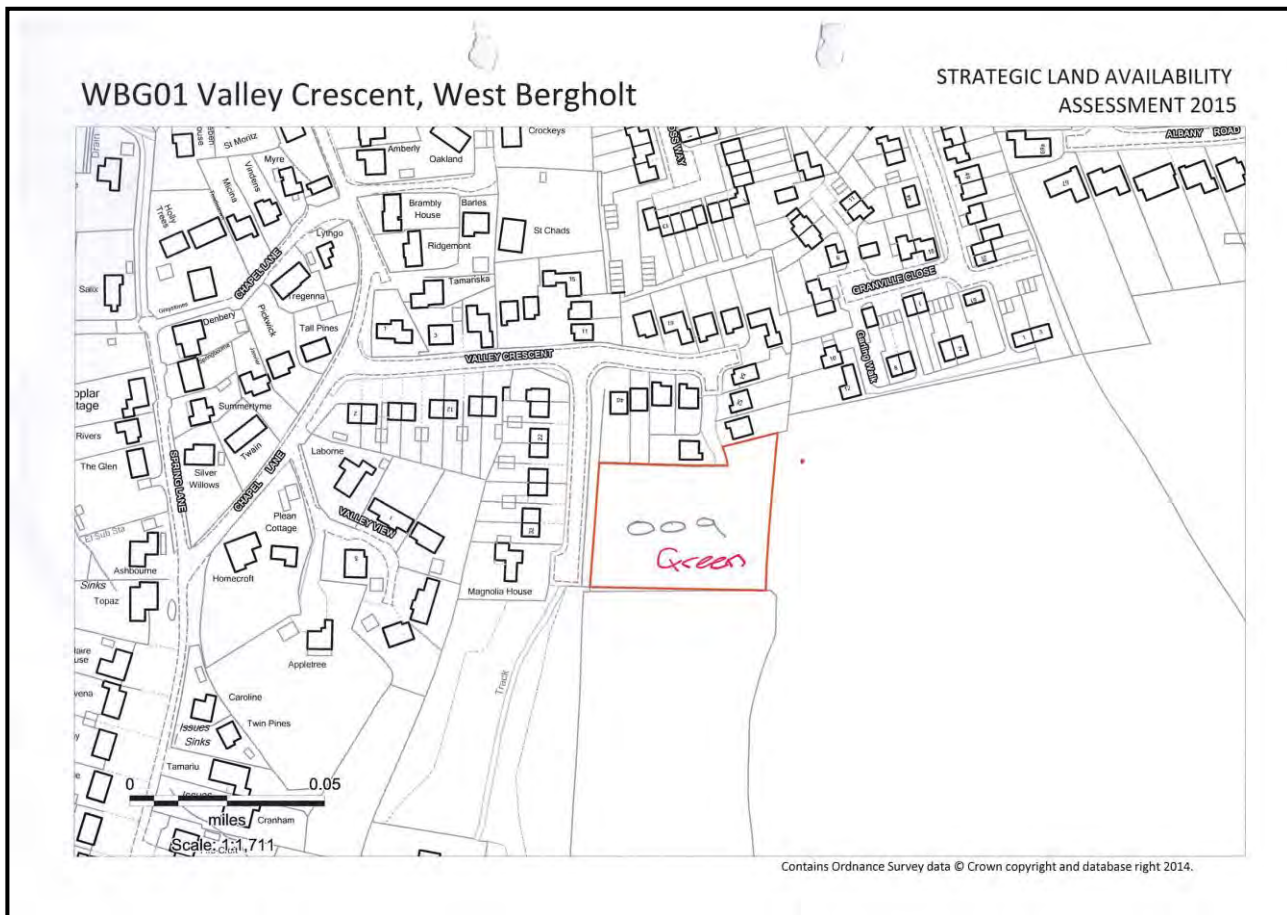
Initial Site Analysis Criteria and Reasoning

CRITERIA	REASONING
Is the site adjacent to the settlement boundary	Locating new development in close proximity to existing services and facilities is key to the principle of sustainable development.
Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	The NPPF recognises protecting the countryside is important and this involves avoiding development which has the effect of reducing green spaces between settlements
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	In addition to vehicle access pedestrian access is also a consideration
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	Utility provision is a key component of development viability
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	The presence of site-specific issues can significantly affect development
Nature of the site – is it brownfield or greenfield?	The NPPF's preference is for utilising previously developed land over greenfield land.
What is the agricultural land classification?	The NPPF states consideration should be given to the economic and other benefits of the most versatile agricultural land
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	The NPPF requires achieving high-quality design and good standards of amenity for occupants.
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	The NPPF recognises that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway - impact on high value trees or TPO's	The NPPF promotes the protection and enhancement of existing open space, public rights of way and bridleways.
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	Within the NPPF there is a commitment to minimise vulnerability and improve resilience to the impacts of climate change.

Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	The NPPF supports the benefits of providing adequate drainage
Views – are there any key views to or from the site?	The NPPF makes reference to the importance of land of high environmental value.
Distance to bus stop	The NPPF encourages consideration be given to sites which support reductions in greenhouse gas emissions and reduce congestion
Distance to primary school	The NPPF encourages consideration be given to sites which support reductions in greenhouse gas emissions and reduce congestion
Distance to health services	The NPPF encourages consideration be given to sites which support reductions in greenhouse gas emissions and reduce congestion
Distance “Village centre”	The NPPF encourages consideration be given to sites which support reductions in greenhouse gas emissions and reduce congestion
Distance to play area (or could new play facilities be provided as part of the development of the site)?	The NPPF encourages consideration be given to sites which support reductions in greenhouse gas emissions and reduce congestion
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	The NPPF encourages consideration be given to sites which support reductions in greenhouse gas emissions and reduce congestion
Has the site been promoted for development?	For sites to be considered deliverable they must be available to be developed
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	Sites may be protected for a number of different uses.
Contamination – is the site contaminated or partially contaminated?	Contamination can have a significant effect on the deliverability of sites, particularly if the contamination requires notable remediative action.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	Infrastructure requirements are often required to support large development schemes., it is important to take into account any site-specific requirements which could hinder viability
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	The purpose of this is to highlight any issues which may have been missed by the criteria considered above.

INITIAL SITE ANALYSIS for CBC SITE No. 009

WBG01 Valley Crescent



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	N	Yes, to its north and west boundaries

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	A	Yes, in that the site is within an area said to contribute highly to separation with Colchester but would be of very limited impact
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is off of Valley Crescent, there are no known highway constraints, access being via an existing estate road. HOWEVER, traffic will impact on peak flow in Chapel Lane, being of limited capacity. A footpath connects the site to Valley Crescent, but there is none in Chapel Lane
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	No, all are anticipated adjacent to the site
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	A	An elevated level site, but its elevation may influence its development potential
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	N	Consider as scrubland, currently overgrown
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The site adjoins the boundaries of 4 properties and is opposite 5, its impact would thus be limited
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	None that is known, however, there are TPO trees on the south and eastern boundaries

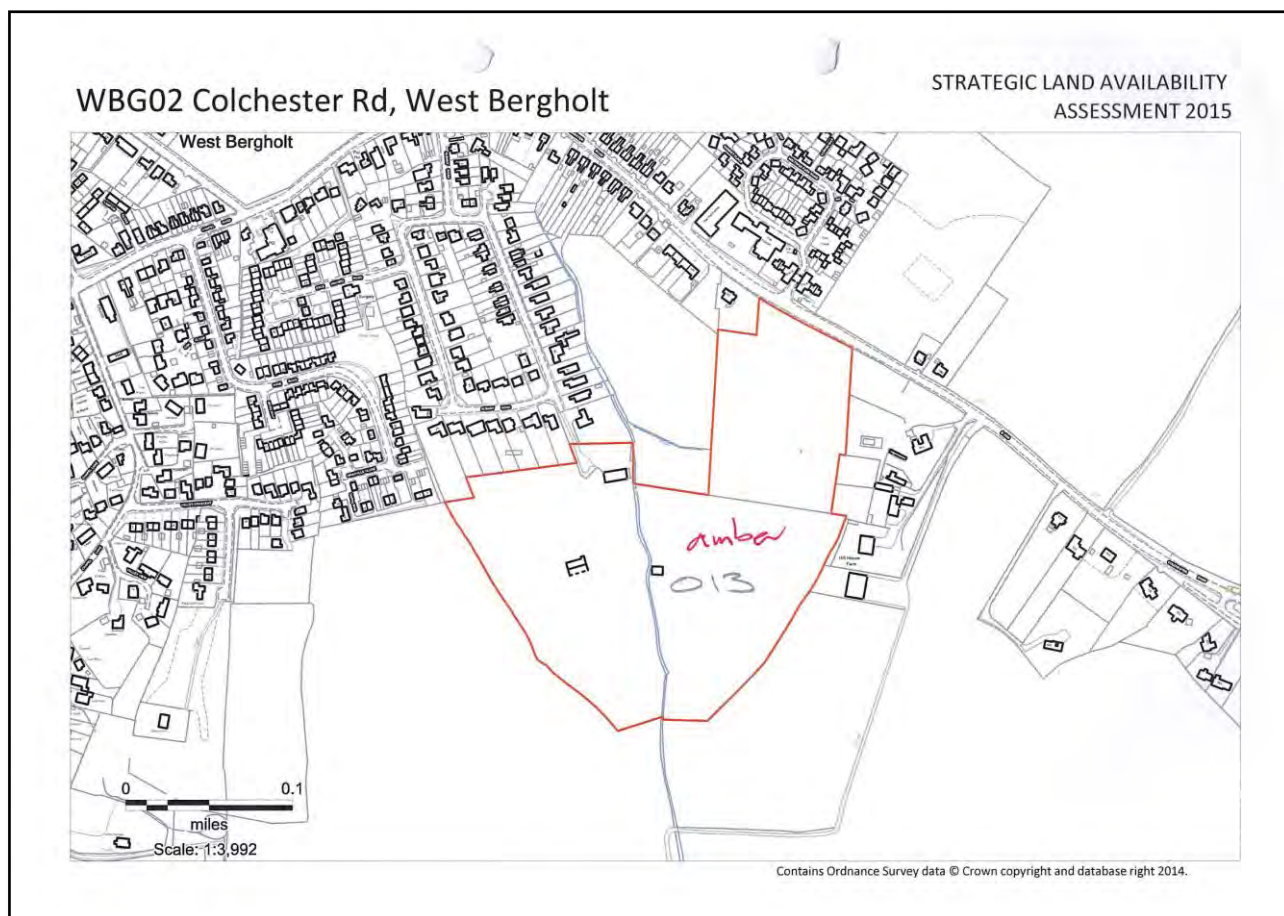
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No, save such is adjacent to Valley Crescent, considered by the E A to be a low risk in terms of surface water.
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	A	Yes, into the Colne Valley
Distance to bus stop	n/a	Approx.0.3miles from Valley Crescent
Distance to primary school	n/a	Approx...0.6miles from Valley Crescent
Distance to health services	n/a	Approx.0.4miles from Valley Crescent
Distance “Village centre”	n/a	Approx.0.4miles from Valley Crescent
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx.0.4miles from Valley Crescent, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Approx.0.4miles from Valley Crescent, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
This small site may be worthy of further detailed consideration at a later date if other sites fail to materialise although it would provide only 10% of the housing needed. Whilst it would have a limited effect on coalescence and valley views it will impact on traffic in Chapel Lane, which is already of concern to local residents.

INITIAL SITE ANALYSIS for CBC SITE No. 013

WBG02 Colchester Road, *south of Albany Road*



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	Yes, but only in part to its northern boundary
Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	H	Yes, in that the site is within an area said to contribute highly to separation with Colchester, to the southwest of and adjacent to Colchester Road.

What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is off of Colchester Road, there would appear few constraints with access within a 30mph limit onto a B road. There is no footpath on the site side of Colchester Road. However, there would appear to only be the opportunity for a single road access such that at peak hours the intended junction will impact on existing traffic flow, in an area known for speeding vehicles and one regularly attended to by the "speed watch team".
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	It is probable all utilities would be available in Colchester Road
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site falls gradually north to south, being to the upper part of the Colne Valley.
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	A	Consider as grazing land, which would be lost to local horse owners
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	H	The site adjoins the boundaries of approx.14 properties, its impact would thus be limited in respect of the number of existing properties but the site is considered of such size as capable of being developed for 90 houses, thus the impact would be high
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway - impact on high value trees or TPO's	N	None that is known,
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	A	To each boundary the E A advise such to be high risk in terms of surface water flooding
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	H	Yes, into the Colne Valley
Distance to bus stop	n/a	Approx. 0.1miles from Colchester Road

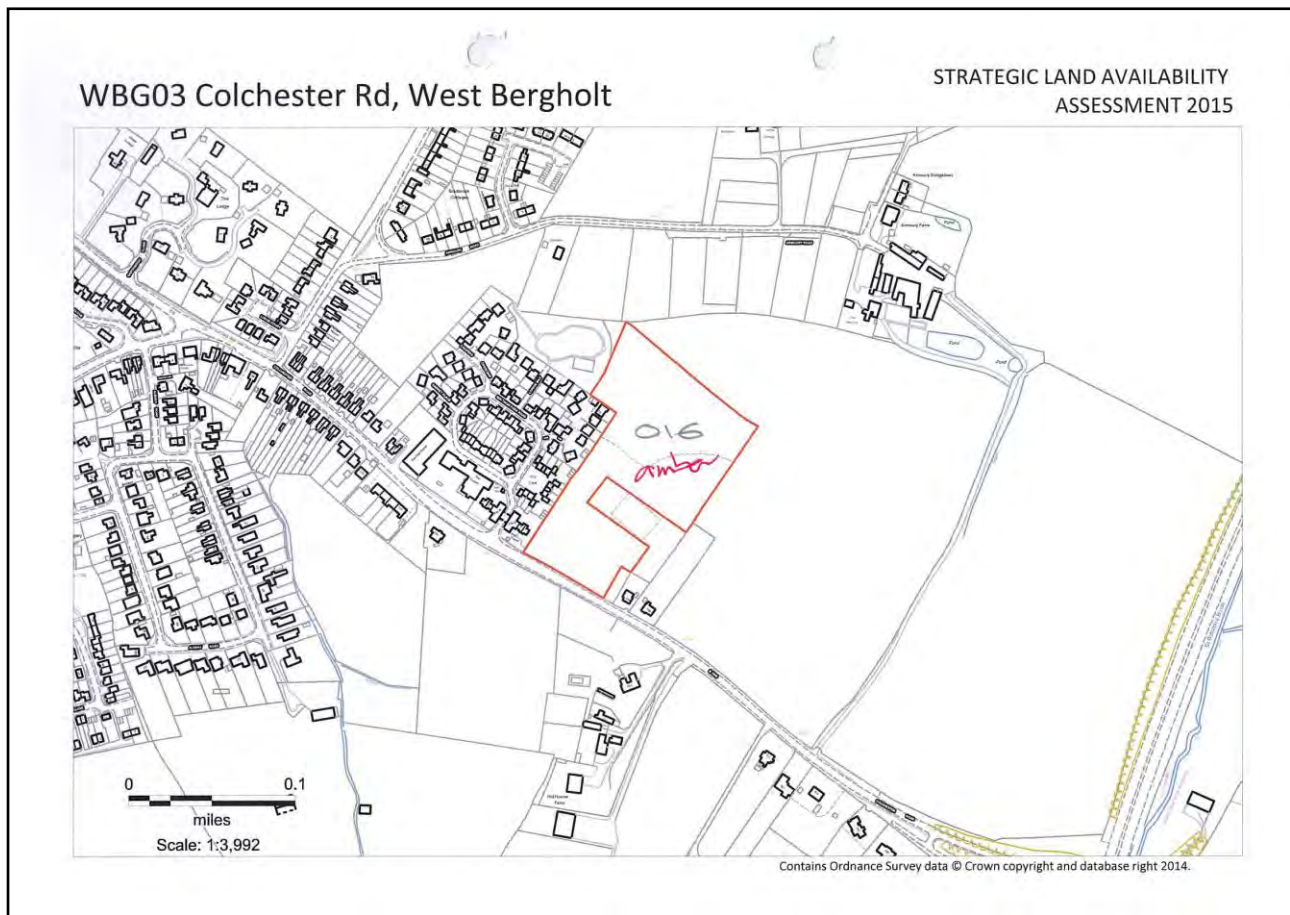
Distance to primary school	n/a	Approx. 0.7miles from Colchester Road
Distance to health services	n/a	Approx. 0.5miles from Colchester Road
Distance "Village centre"	n/a	Approx. 0.5miles from Colchester Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx. 0.1miles from Colchester Road. The site is of such size that new play facilities could be incorporated on the site
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	TBC Approx. 0.1miles from Colchester Road. The site is of such size that new open could be incorporated on the site
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No

Overall conclusions and recommendations

This site will impact heavily on the side of the Colne valley due to the size of the development (more than 200 houses in all probability), intruding into open farmland/countryside and will increase coalescence with Colchester. The site is one of the furthest sites from the school. In addition, it is in an area of high risk from surface water flooding and there is no direct route for access to the village centre. The site access will be onto a section of Colchester Road known for speeding traffic. This site is not one for further consideration. However, planning application made for part.

INITIAL SITE ANALYSIS for CBC SITE No. 016

WBG03 Colchester Road, *west of the Maltings*



HANBI rating criteria (where applicable)

H – High adverse impact

A – Adverse impact

N – Neutral or Negligible impact

B – Beneficial impact

I – Impact highly beneficial

Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	Yes, but only to its north west boundary, to the southwest such is on to Colchester Road. N B this site is said to be linked development wise with site 017, with up to 40 units on 016.

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	H	Yes, in that the site is within an area said to contribute highly to separation with Colchester
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is off of Colchester Road, there would appear to be few constraints with access within a 30-mph zone onto a B road. However, the site appears to be suitable for a single access only adjacent to the existing "Maltings Road" and will impact on traffic flow in peak times, the development being said potentially set to accommodate 40 units, in an area known for speeding traffic.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	No, all are anticipated adjacent to the site in Colchester Road.
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site slopes gently from north west to the south east.
Nature of the site – is it brownfield or greenfield?	A	The site is assumed partly brownfield and part greenfield
What is the agricultural land classification?	N	The site is currently overgrown.
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	The site adjoins the boundaries of approx. 12 existing properties on the north west boundary, its impact would thus be limited save in the views to the south east
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway - impact on high value trees or TPO's	N	None that is known, however, a PROW notice under the Highways Act 1980 and the Commons Act 2006 was made in March 2016, the notice saying that although public enjoy access onto the site this will never be made formal as either open space or as PRoW

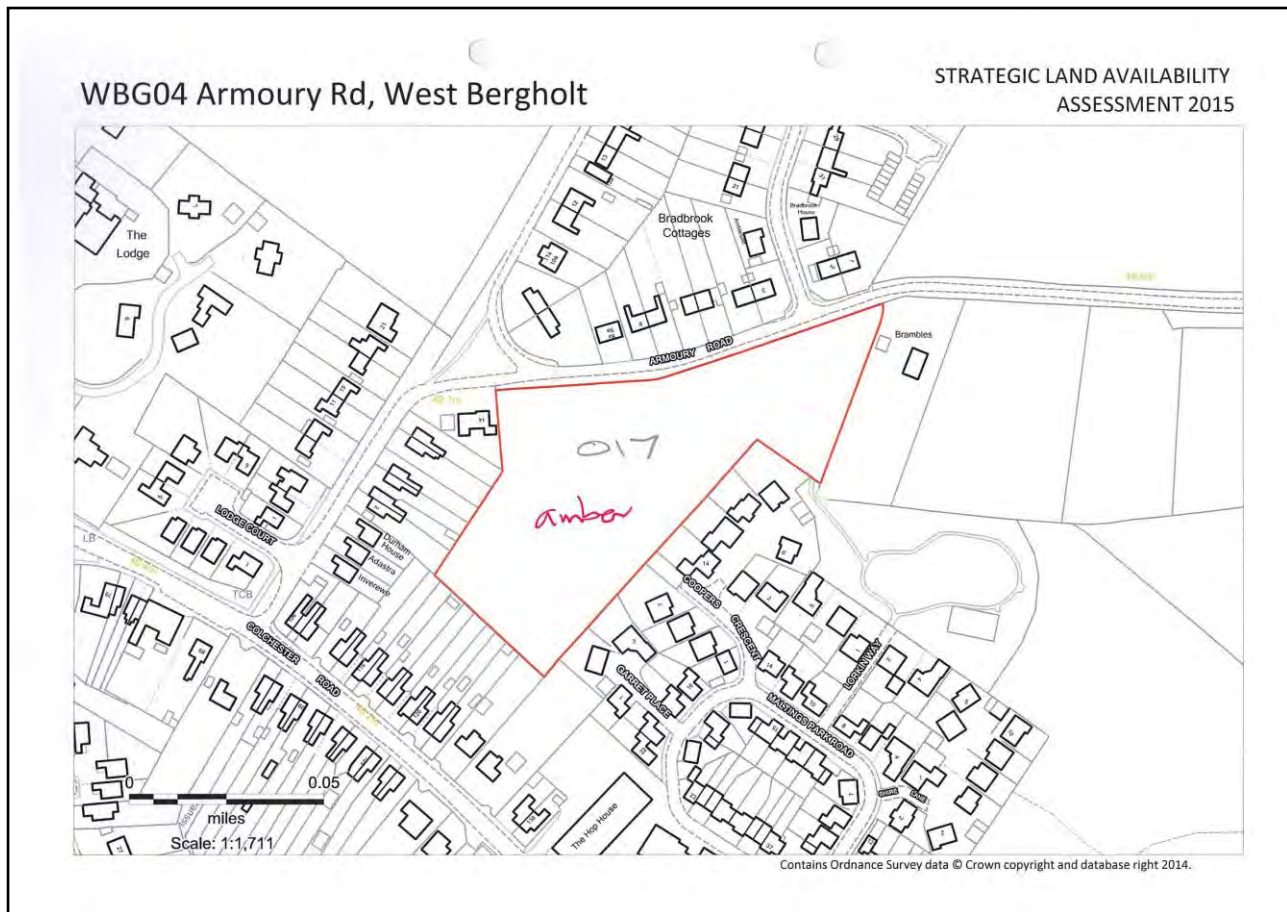
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No, save to a short length of the south east boundary based on E A surface water flood mapping
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere.
Views – are there any key views to or from the site?	A	Yes, into the Colne Valley
Distance to bus stop	n/a	Approx. 0.10miles from Colchester Road
Distance to primary school	n/a	Approx. 0.7miles from Colchester Road
Distance to health services	n/a	Approx. 0.5miles from Colchester Road
Distance “Village centre”	n/a	Approx. 0.5 miles from Colchester Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Adjacent to site, the site being of such size, however, such provision is considered possible to be provided
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Adjacent to site, the site being of such size, however, such provision is considered possible to be provided
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
<p>The site will increase coalescence with Colchester; intrudes into open farmland/countryside, will increase traffic entering Colchester Road in an area known for speeding traffic. Access to the village centre is limited, a matter often raised by local residents in feeling “out” of the village, as is that to the school. This is not a site for further consideration at this time. This is the furthest southerly site from the school</p>

INITIAL SITE ANALYSIS for CBC SITE No. 017

WBG04 Armoury Road



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	N	Yes, save to the eastern boundary. N B this site is liked to 016, 30 units being proposed for this site

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	Yes, in that the site is within an area said to contribute highly to separation with Colchester but would be of very limited impact
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access could be off of Armoury Road, a road that does not have a fully bound finish and historically has not well maintained and has known to flood. Access may thus be via the "Maltings", the extent to which such is capable is not known. In Armoury Road there is no footpath linking the site with the village
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	No, all are anticipated adjacent to the site via the Maltings, in Armoury Road such are considered of limited capacity.
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	A near level site
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	N	Consider as agriculture but is overgrown
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	The site adjoins the boundaries of 25 properties and is opposite 10, its local impact would thus be negative
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	A	None that is known, but there is a public footpath to what is assumed would be the eastern boundary of the site.

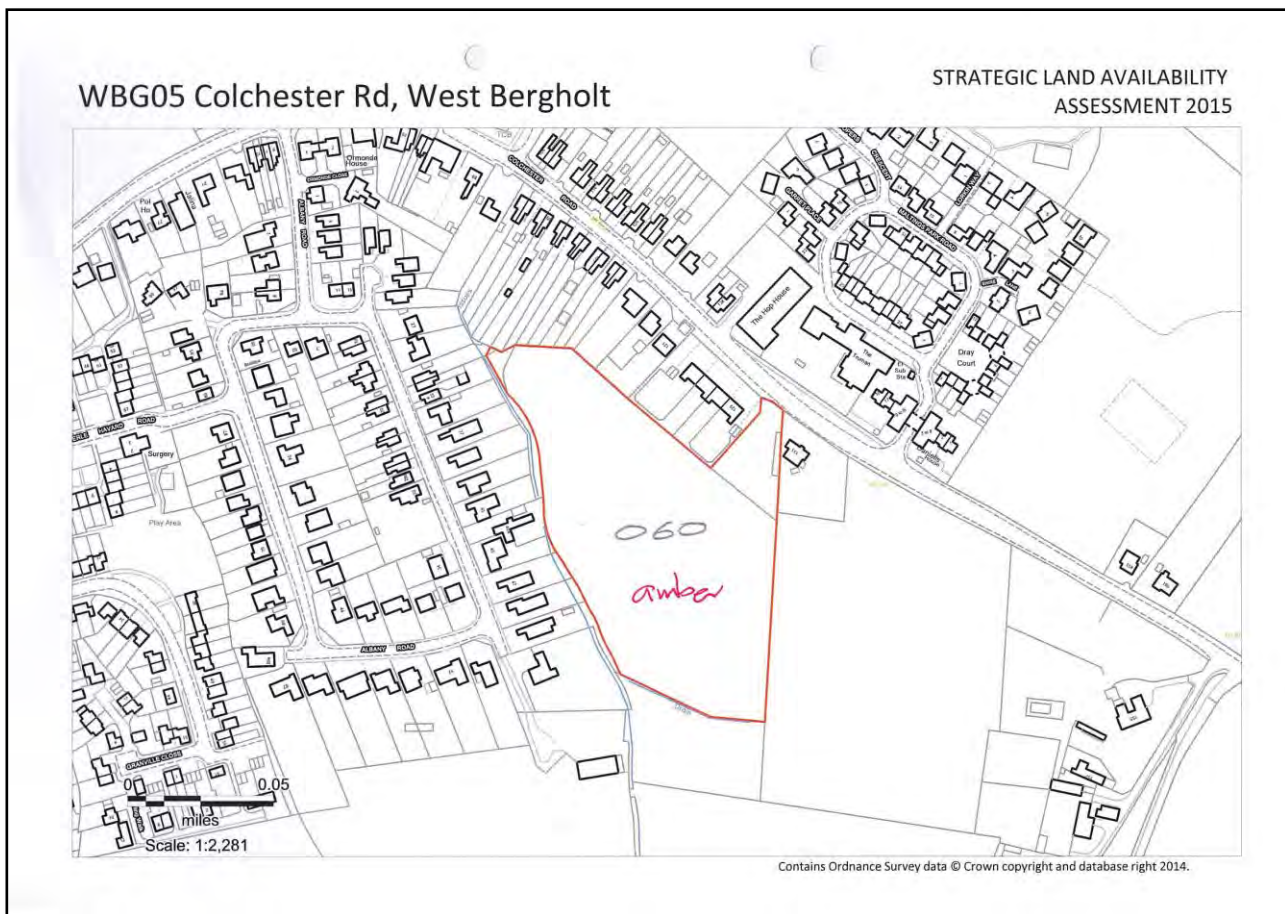
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No, save such is adjacent to Armoury Road, considered by the E A to be a low risk in terms of surface water.
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and its design should ensure there is no impact flooding in Armoury Road
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	Approx. 0.2miles from Armoury Road
Distance to primary school	n/a	Approx. 0.6miles from Armoury Road
Distance to health services	n/a	Approx. 0.4miles from Armoury Road
Distance “Village centre”	n/a	Approx. 0.4miles from Armoury Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Adjacent to the site, the site being of such size, however, such provision is considered possible
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Adjacent to the site, the site being of such size, however, such provision is considered possible
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
<p>This small site may be worthy of further detailed consideration at a later date if the majority of the other sites fail to materialise, but it provides only 25% of the housing needed, has an effect, albeit very limited on coalescence and valley views, but has the potential to impact on traffic in Armoury Road, which is already of concern to local residents. The possible alternative route through The Maltings would also have an adverse impact.</p>

INITIAL SITE ANALYSIS for CBC SITE No. 060

WBG05 *Between Albany Road & Colchester Road*



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	A	Yes, but in part only to its north east and south west boundaries

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	A	Yes, in that the site is within an area said to contribute highly to separation with Colchester, but limited.
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	The access is off of Colchester Road, onto a B class road, a 30mph limit, located where speeding traffic is known to be a problem and will impact on traffic flow in peak times but the number of intended units on the development is not known.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	All are anticipated adjacent to the site entrance in Colchester Road. However, it is known the foul water serving Colchester Road cuts across the site toward the STW works in the Colne Valley
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	No, the site slopes down to the south east.
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	A	Consider as pasture, but has been overgrown for the last six years
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	H	The site adjoins the boundaries of approx. 30 properties and would have a negative impact
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	A	The site is to the south west of four listed buildings in Colchester Road.
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	None that is known,

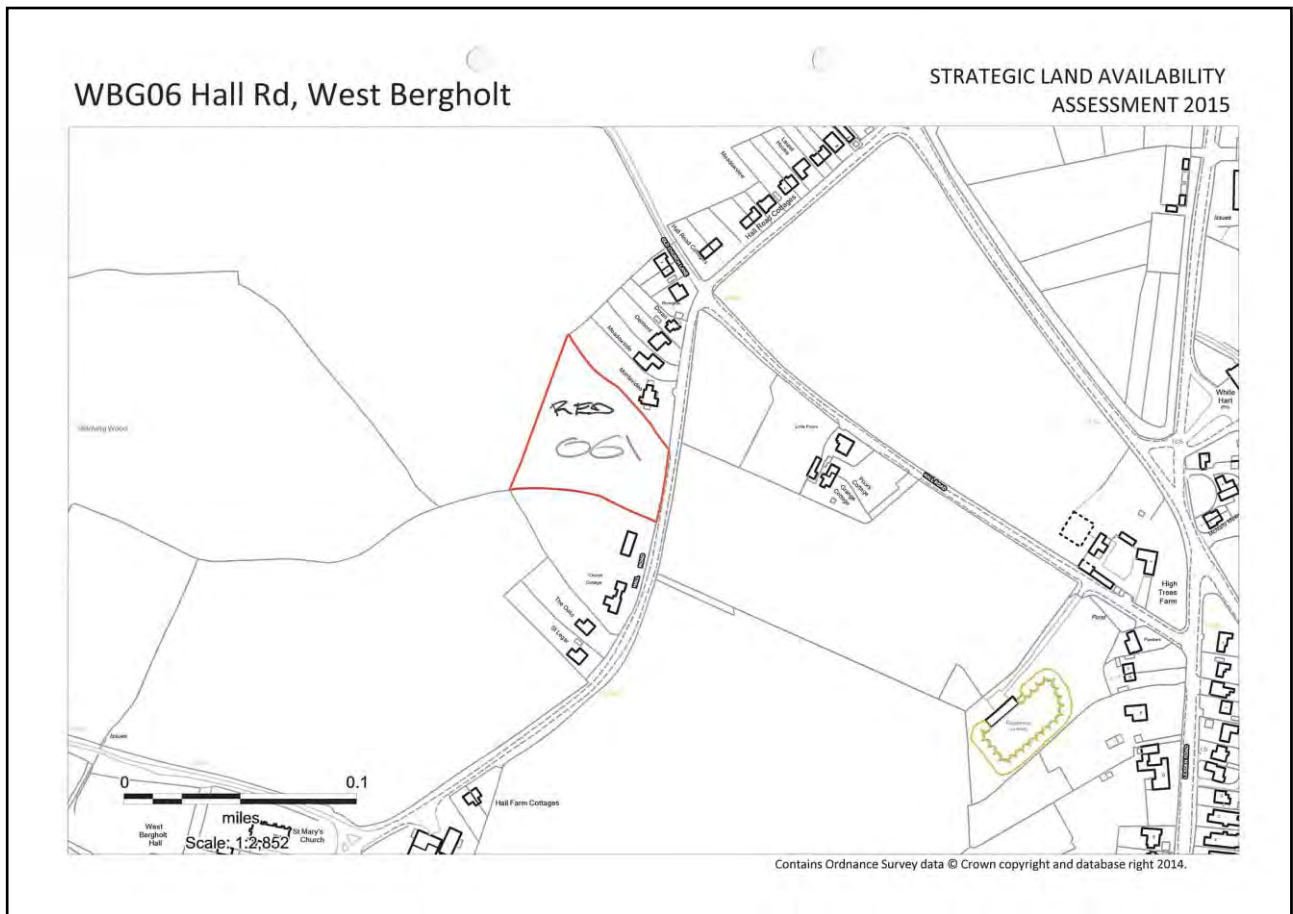
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	A	Such is considered by the E A to be a low risk in terms of surface water.to the east and west boundaries
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	A	Yes, south west into the Colne Valley and south to St Botolph’s Brook
Distance to bus stop	n/a	Approx.0.0miles opposite site
Distance to primary school	n/a	Approx. 0.6miles from Colchester Road
Distance to health services	n/a	Approx. 0.4miles from Colchester Road
Distance “Village centre”	n/a	Approx. 0.4miles from Colchester Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx. 0.1miles from Colchester Road, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Approx. 0.1miles from Colchester Road, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen.

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
The visual impact, setting and effect on the landscape are such that this site will increase coalescence with Colchester, will increase traffic flow in an area known for speeding, access to the village centre is limited and is thus not for further consideration at this time. There is no direct route to the village centre. However, application made

INITIAL SITE ANALYSIS for CBC SITE No. 061

WBG06 Hall Road



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Currently the only access to the site would be off of Hall Road, a relatively narrow country lane with no footpath There is no direct link to the village centre. The number of units proposed on the development is not known but any will have a negative impact on Hall Road
Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	A	Yes, in that it is anticipated that the capacity in Hall Road is limited having regard to the limited properties beyond the site in Hall Road
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	A	A level site
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	N	Currently overgrown
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The site adjoins the boundaries of 2 properties and its impact would thus be limited
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	A	None that is known, however, there are TPO trees on the southern boundary

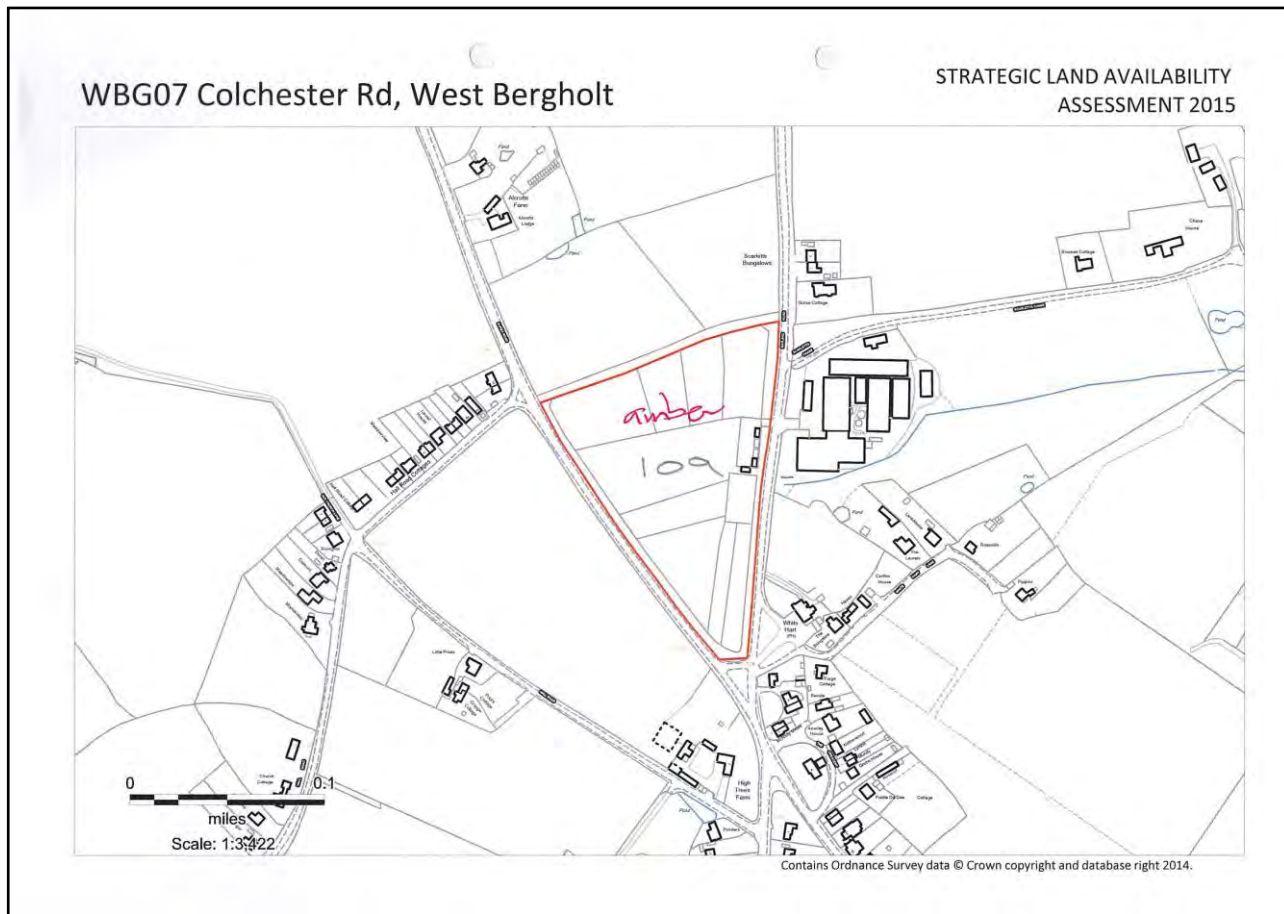
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No, save, considered by the E A to be of high risk in terms of surface water flooding outside the north western boundary.
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	Approx. 0.4miles from Hall Road
Distance to primary school	n/a	Approx. 0.6miles from Hall Road
Distance to health services	n/a	Approx. 0.8miles from Hall Road
Distance “Village centre”	n/a	Approx. 0.85miles from Hall Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx. 0.7miles from Hall Road, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Approx. 0.7miles from Hall Road, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.

Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No

Overall conclusions and recommendations
This site is remote from the current village settlement boundary, intrudes into open farmland/countryside, raises concern in respect of access and thus currently not one to be considered further.

INITIAL SITE ANALYSIS for CBC SITE No. 109

WBG07 Between Colchester Road & Nayland Road



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is off of Nayland Road and/or B1508 but outside the 30mph zone on the B1508 as is the existing entrance from Nayland Road. There is no footpath access to the village along Nayland Road.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	A	All are anticipated adjacent to the site, but the capacity maybe limited having regard to the site’s location relative to the village
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	A generally level site
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	A	Currently used as paddocks
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	There are few existing properties in the vicinity of the site, thus the impact would be negligible.
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO’s	N	None that is known,

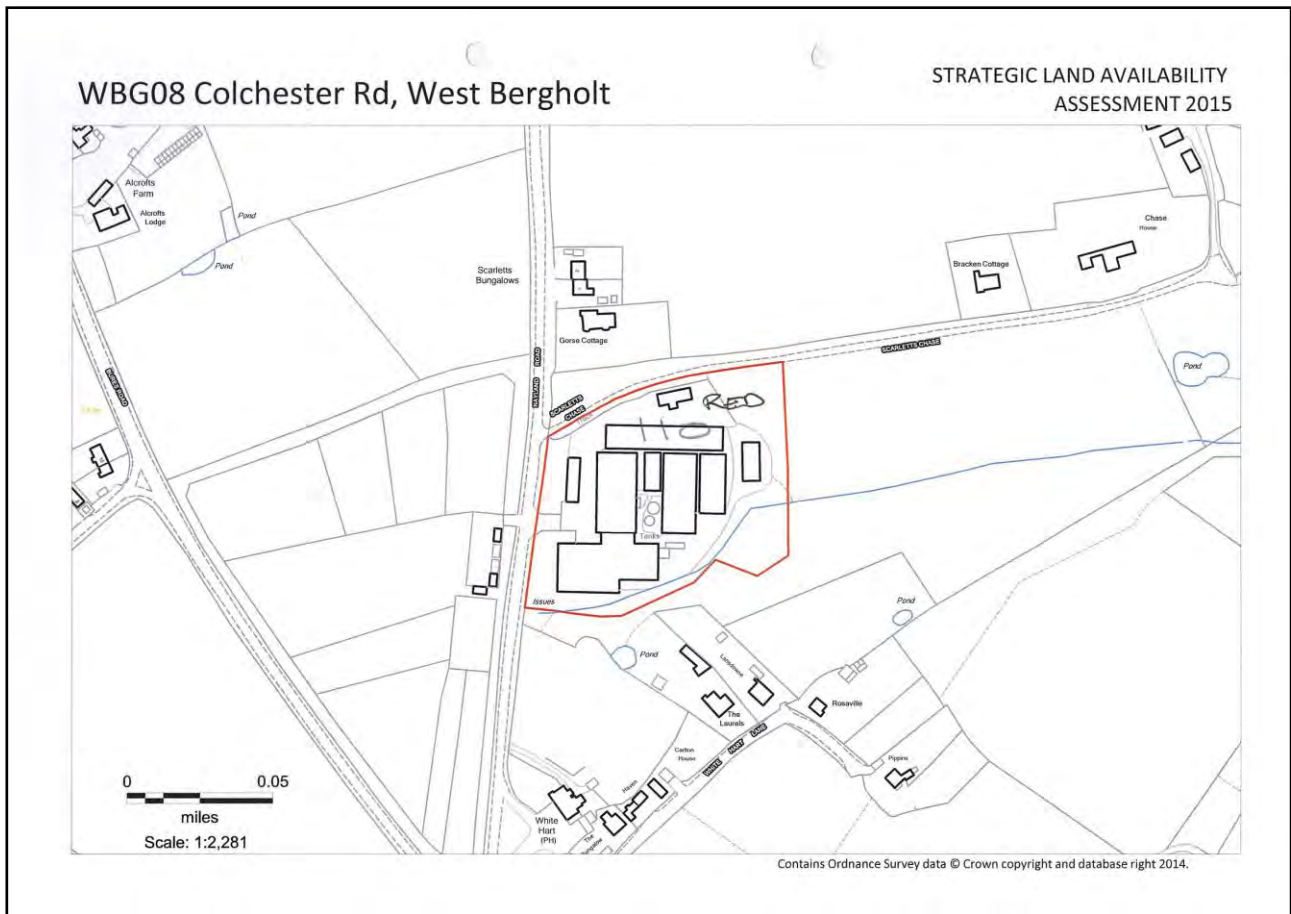
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	H	Approx. 50% of the site is said by E A mapping to be liable to low/medium and high-risk surface water flooding
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	A	It is likely SUDS could be provided for part of the site but based on E A mapping there is the potential or the development to increase the risk of flooding offsite.
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	Approx. 0.2m from Nayland Road
Distance to primary school	n/a	Approx. 0.5m from Nayland Road
Distance to health services	n/a	Approx. 0.9m from Nayland Road
Distance “Village centre”	n/a	Approx. 0.9m from Nayland Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx. 0.5m from Nayland Road, the site being of such size, however, such provision is considered possible
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Approx. 0.5m from Nayland Road, the site being of such size, however, such provision is considered possible
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
Although larger than site WBG06 this site is similar in that it is remote from the current village settlement boundary, intrudes into open farmland/countryside, raises concern in respect of access, raise concerns in respect of flooding and thus currently not one to be considered further

INITIAL SITE ANALYSIS for CBC SITE No. 110

WBG08 *East of Nayland Road*



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is of off Nayland Road outside the 30mph zone and there is no footpath access to the village along Nayland Road
Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	A	No, all are anticipated adjacent to the site but having regard to the location of the site relative to the village such maybe limited.
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site is generally level but slightly elevated above Nayland Road
Nature of the site – is it brownfield or greenfield?	N	Appears brownfield in that it has been previously developed
What is the agricultural land classification?	N	n/a
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The site has few neighbours and would have no greater impact if developed than at present
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	None that is known,

Flood risk – is the site within, or partially within, an area of flood risk or known flooding	A	Approx. 50% of the site is said by E A mapping to be liable to low/medium and high-risk surface water flooding
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided for part of the site but based on E A mapping there is the potential of the development to increase the risk of flooding offsite.
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	Approx. 0.2miles from Nayland Road
Distance to primary school	n/a	Approx. 0.5miles from Nayland Road
Distance to health services	n/a	Approx. 0.9miles from Nayland Road
Distance “Village centre”	n/a	Approx. 0.9miles from Nayland Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx. 0.7miles from Nayland Road 100m, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Approx. 0.7miles from Nayland Road, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	A	The site is currently used for employment purposes in that there are an apparent number of small businesses being run on the site
Contamination – is the site contaminated or partially contaminated?	A	Having regard to the current horticultural use of the site and the small businesses which use the site the potential for contamination exists

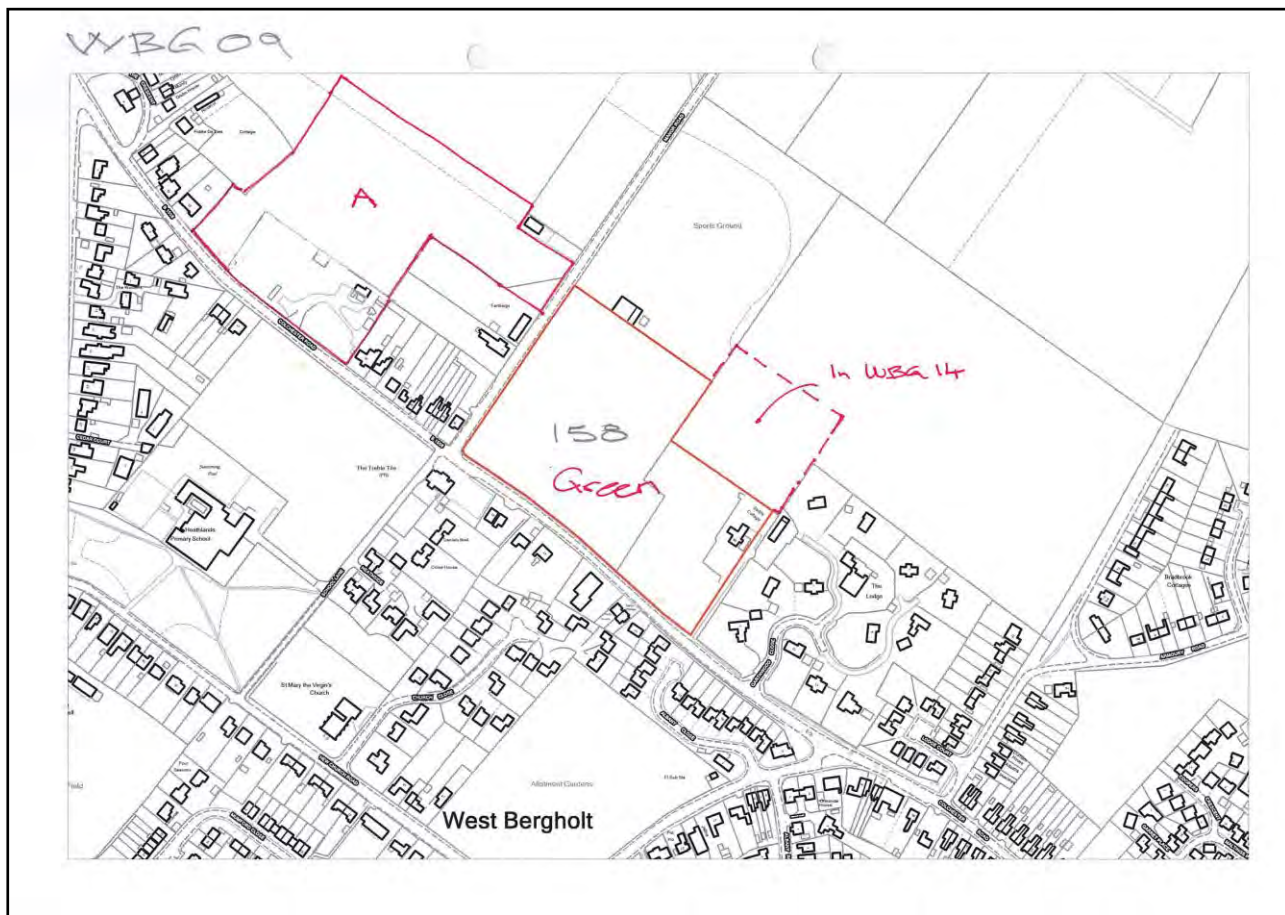
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	A	Yes, in the potential loss of local employment opportunities.

Overall conclusions and recommendations

This site is similar to 109 in that it is remote from the current village settlement boundary, intrudes into open farmland/countryside, raises concern in respect of access, raises concerns in respect of flooding, loss of employment and thus currently not one to be considered further.

INITIAL SITE ANALYSIS for CBC SITE No. 158

WBG09 Colchester Road *opposite Treble Tile*



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	N	Yes, Colchester Road to its longest boundary to the south west and Garthwood Close to the south east.

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is off of Colchester Road, along which runs a public footpath. The impact of the junction/junctions would be negligible as a result of the site's location, half way through the village
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	No, all are anticipated adjacent to the site in Colchester Road
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site is generally level
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	N	Currently overgrown/grassed agricultural land
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The site adjoins the boundaries of approx. 4 properties and is opposite 7, its impact would thus be limited
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	None that is known

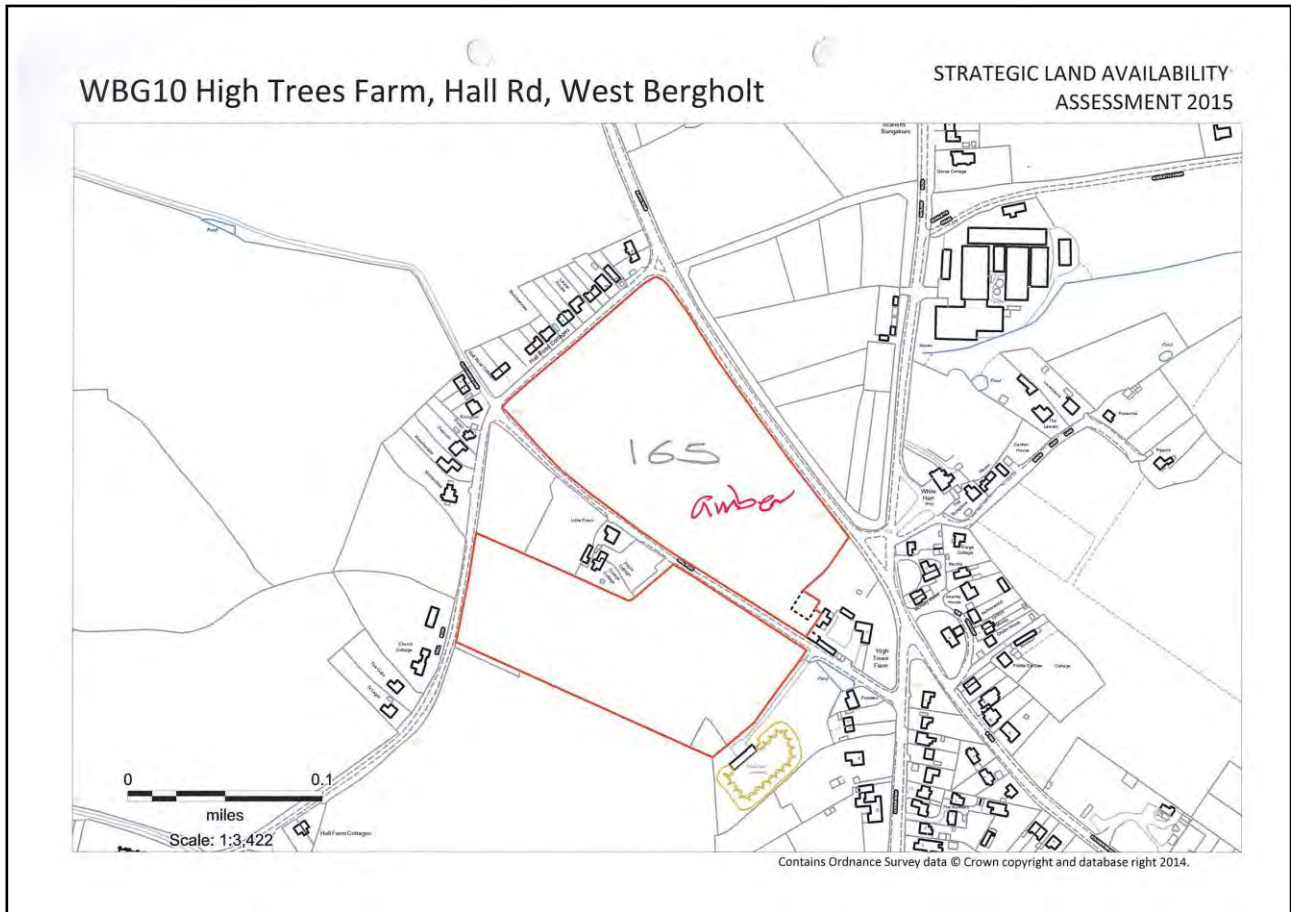
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	A	No, save locally to the southern and eastern corners of the site where such locally is considered high by the E A in terms of surface water.
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding offsite, none shown to be occurring offsite linked with that on site
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	Opposite site
Distance to primary school	n/a	Approx. 0.3miles from Colchester Road
Distance to health services	n/a	Approx. 0.3miles from Colchester Road
Distance “Village centre”	n/a	Approx. 0.3miles from Colchester Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx. 0.7miles from Colchester Road, the site being of such size, however, such provision is considered likely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Approx. 0.7miles from Colchester Road, the site being of such size, however, such provision is considered likely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
<p>The site is located such that it is the most accessible for the school, village centre, etc., will enhance the village landscape along Colchester Road due to its boundary length and location, being in a location known to be favoured by CBC. Access onto Colchester Road will impact on traffic flow but whilst being effectively half way along Colchester Road within the village, which could affect road safety, is not in an area historically known for traffic related incidents. The surface water flooding aspect to the two southerly corners will need further consideration. Of all the sites available though, this site is one which should be put forward in the final draft of the Neighbourhood plan, thus aiding the provision all the village’s housing needs effectively in one favoured area.</p>

INITIAL SITE ANALYSIS for CBC SITE No. 165

WBG10 *High Trees Farm, Hall Road*



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is off of Hall Road and Colchester Road. Hall Road is a country lane of limited width and capacity, which together with its junction with Lexden Road, bearing in mind the Lexden Road/Colchester Road junction is very close, will have the potential to have a notable impact on traffic flow at peak times. There is no footpath in Hall Road or Colchester Road. Any junction onto Colchester Road would be outside the 30-mph zone.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	A	All are anticipated adjacent to the site, but the capacity maybe limited having regard to the site’s location relative to the village.
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	A level site.
Nature of the site – is it brownfield or greenfield?	A	Appears greenfield
What is the agricultural land classification?	A	Consider as agricultural, growing maize
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The primary site is opposite approx. 12 properties, its impact would thus be limited
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	There are two listed buildings adjacent to the site.
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO’s	A	A public footpath crosses the site, approx. east to west,

Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No, However, there is covered reservoir outside the south east boundary, the influence of the development on such, and vice versa, will need consideration.
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	Approx. 0.2miles from Hall Road
Distance to primary school	n/a	Approx. 0.4miles from Hall Road
Distance to health services	n/a	Approx. 0.6miles from Hall Road
Distance “Village centre”	n/a	Approx. 0.6miles from Hall Road
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	Approx. 0.6miles from Hall Road 100m, the site being of such size, however, such provision is considered likely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	Approx. 0.6miles from Hall Road, the site being of such size, however, such provision is considered likely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
<p>This site is similar to WBG07 in that it is remote from the current village settlement boundary, intrudes into open farmland/countryside, raises concern in respect of access from Hall Road, is adjacent to a number of listed buildings and thus currently not one to be considered further. It's size also has the potential to deliver many more properties than required.</p>

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBG11 Land west of Lexden Road



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	N	Yes, to its eastern boundary, to the rear of properties in Lexden Road

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is only via a footpath between 104 and 100 Lexden Road. There is no suitable vehicular access for the site.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	Yes, all are in Lexden Road but there is no direct route onto the site.
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site is reasonably level to its eastern boundary but falls away to the west.
Nature of the site – is it brownfield or greenfield?	H	Appears greenfield
What is the agricultural land classification?	H	Consider as agricultural
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	The site adjoins the rear boundaries of approx. 12 properties and would thus have a negative impact on such.
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known.
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	A	TPO's exist to the trees to the northern part of the eastern boundary, along the line of a public footpath on the site boundary

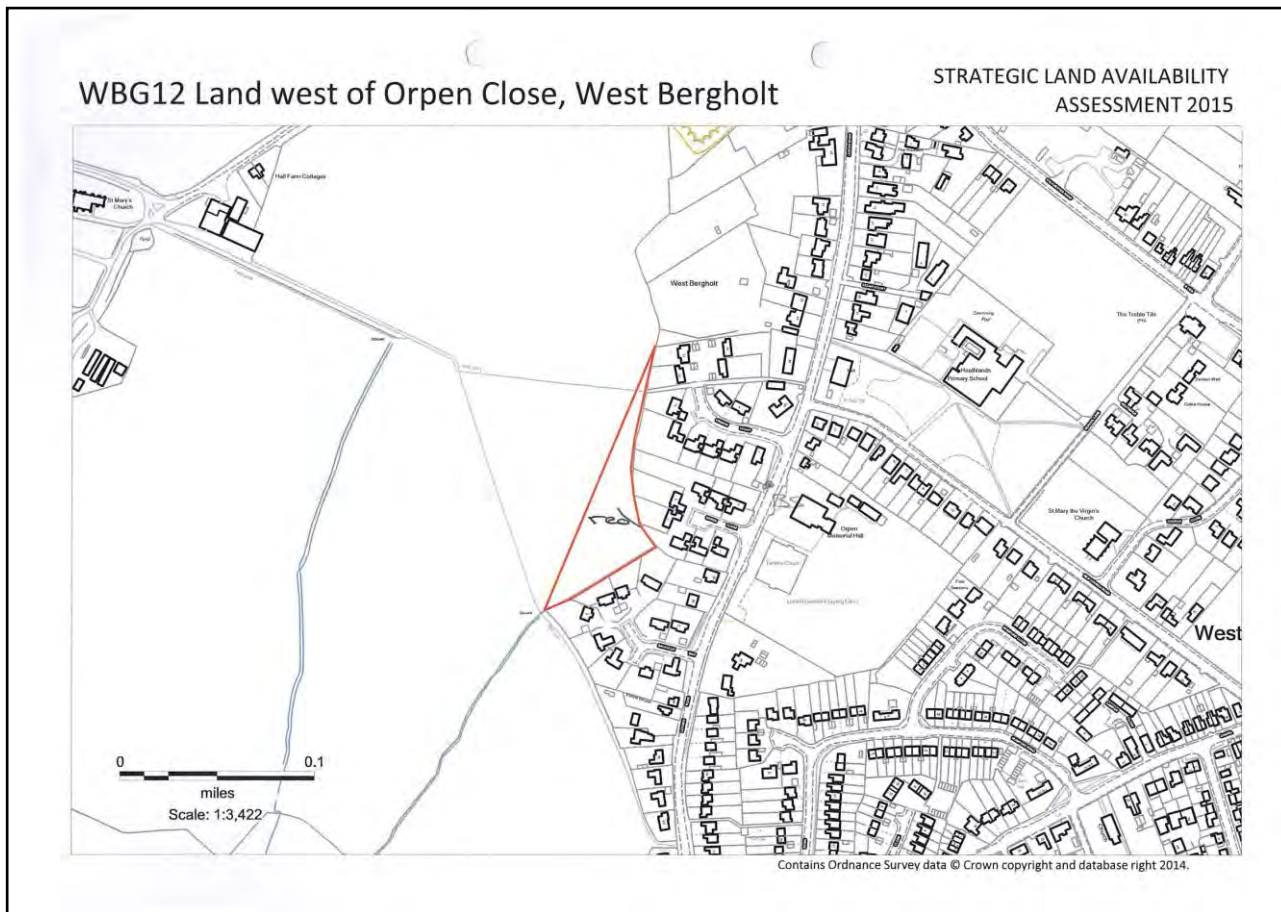
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided, topography should dictate there will no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	A	Yes, to the west towards Spring Wood and beyond
Distance to bus stop	n/a	0.1miles
Distance to primary school	n/a	0.3miles
Distance to health services	n/a	0.6miles
Distance “Village centre”	n/a	0.5miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.2miles, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.2miles, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
The access to the site is not within the site boundary, is via a public footpath and thus is inadequate. Such would intrude farmland/open countryside. This is not a site for further consideration at this time.

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBG12 Land west of Orpen Close



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	N	Yes, to its eastern boundary, to the rear of properties in Lexden Road

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	There is no suitable vehicular access for the site.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	Yes, all are in Lexden Road but there is no direct route onto the site.
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site is reasonably level to its eastern boundary but falls away to the west.
Nature of the site – is it brownfield or greenfield?	H	Appears greenfield
What is the agricultural land classification?	H	Consider as agricultural
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	The site adjoins the rear boundaries of approx. 12 properties and would thus have a negative impact on such.
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	No

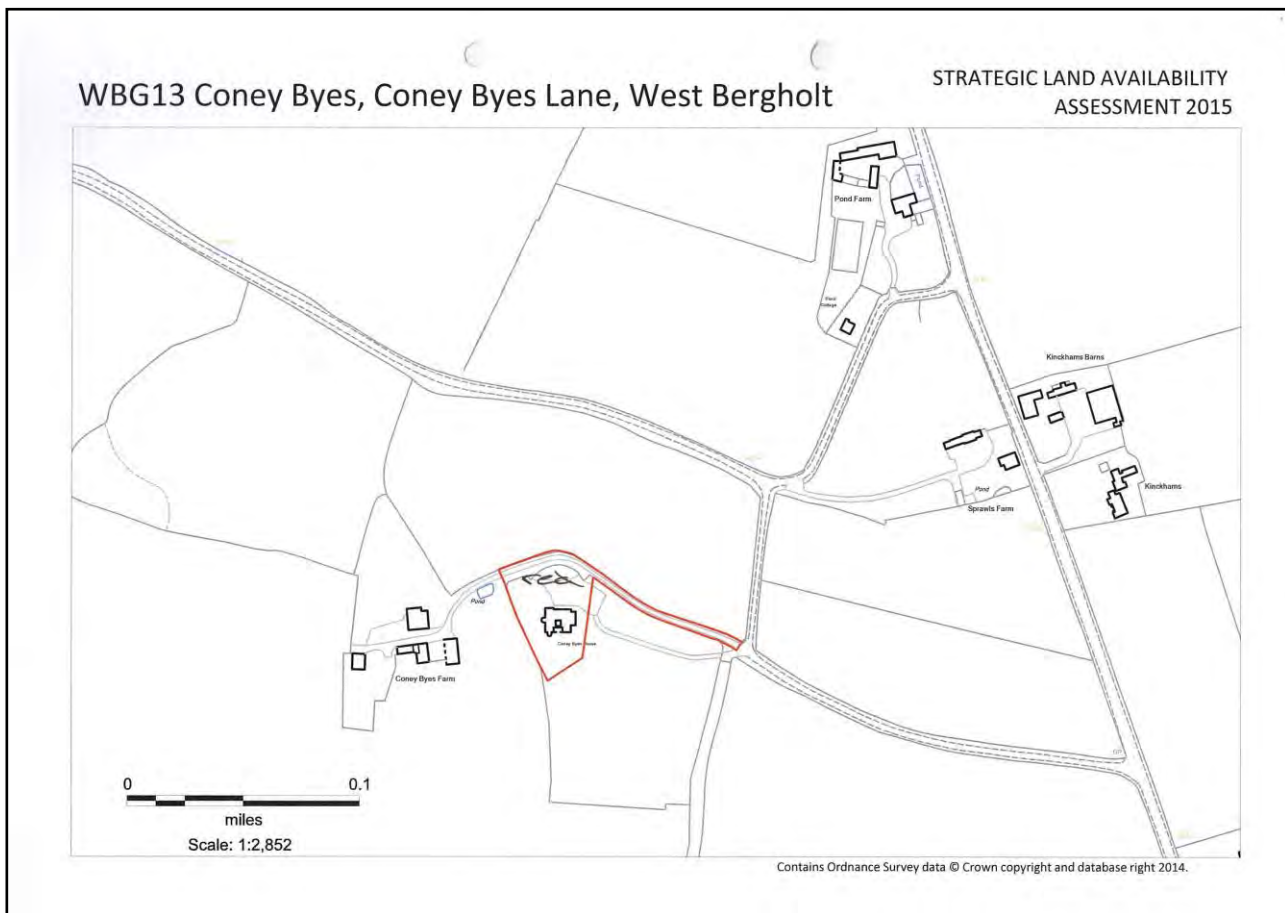
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	There is a low risk of surface water flooding to both the northern and southern ends of the site
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided, topography should dictate there will no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	0.1miles
Distance to primary school	n/a	0.2miles
Distance to health services	n/a	0.6miles
Distance “Village centre”	n/a	0.5miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.1miles, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.1miles, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
The lack of suitable access, none within the site boundary, makes this a site not for further consideration at this time, one which also intrudes into open farmland.

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBG13 Coney Byes, Coney Byes Lane



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No, the site is remote from the settlement boundary, to the north

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	Access is via a shared private drive which is part of the site. The roads leading to the site though are country lanes not suitable for HGV's. There is no footpath connecting the site to the village, nor is the provision of such considered feasible.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	No, in that such are assumed to run to the existing property on the site
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site is generally level
Nature of the site – is it brownfield or greenfield?	N	Brownfield
What is the agricultural land classification?	N	It is assumed domestic
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The site is adjacent to Coney Byes Farm and on this its impact should be limited
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	None that is known

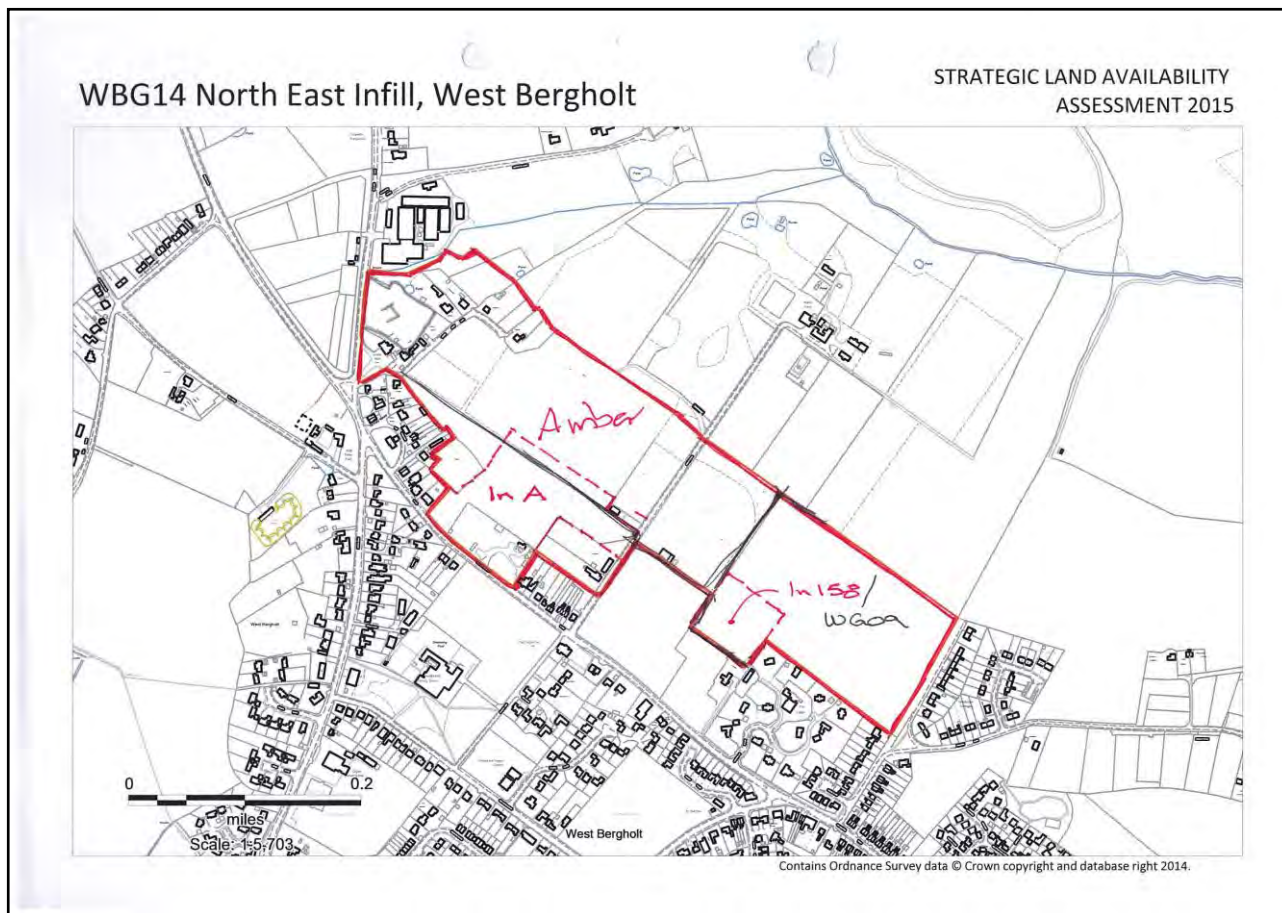
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should dictate there will be no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	0.6miles
Distance to primary school	n/a	1.1miles
Distance to health services	n/a	1.5miles
Distance “Village centre”	n/a	1.4miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	1.1miles, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	1.1miles, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
The site is remote from the settlement boundary and has no, and could not have any, link direct with the village. This is not a site to consider further at this time. No benefits outweigh the site's adverse impact

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBG14 North East Infill



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	A	No, save to its eastern boundary

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	The site as drawn at approx. 23ha. incorporates sufficient land for 900 houses but this does include sites A, 158 in part and 17. WBCC's site is also included in the 23ha. Access may be available through site A, but the potential size is such that the impact on Colchester Road of traffic would be severe. The site adjoins Nayland Road, Manor Road and Armoury Road, however, all are sub-standard in terms of construction and junctions for a development of such size.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	Yes, utilities exist in all adjacent roads, however, the size of the potential development is such that they are unlikely to be adequate, particularly foul water
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site is generally level
Nature of the site – is it brownfield or greenfield?	H	Appears greenfield
What is the agricultural land classification?	H	Consider as part pasture, orchard and recreational.
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	There are a limited number of directly impacted properties
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	The site includes the White Hart P H.
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	There are no PRow, bridleways or TPO's known of

Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	There is a low risk of surface water flooding local to the S E corner
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	0.1miles
Distance to primary school	n/a	0.2miles
Distance to health services	n/a	0.6miles
Distance “Village centre”	n/a	0.5miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.5miles, the site being of such size, however, such provision is considered likely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.5miles, the site being of such size, however, such provision is considered likely
Has the site been promoted for development?	n/a	No, but has been proposed by CBC
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.

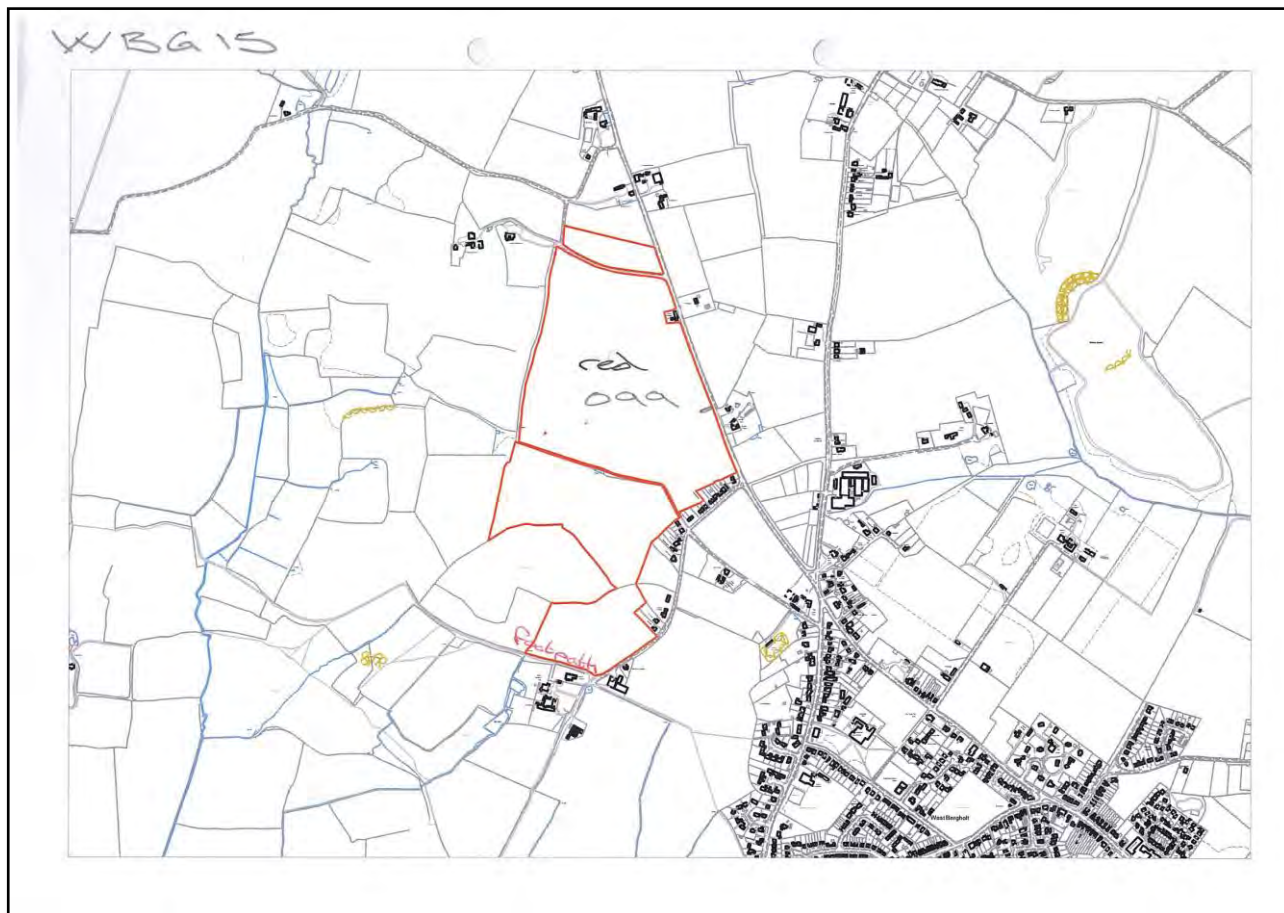
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No

Overall conclusions and recommendations

Although the site is located such that it is in the area known to be favoured by CBC, even if sites A and 158 are excluded, its size would provide the potential to develop several hundred houses, far beyond that the village requires or is required to accommodate in the next 15 years. This site in full is not to be considered further at this time.

INITIAL SITE ANALYSIS for CBC SITE No. 099

WBG15 *Land north of Hall Road*



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No, the site, being 37ha. being well to the north of such.

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	H	The primary access points would be from Colchester Road, access to the site via Hall Road is not considered possible due to its limited capacity and junction sizes. The presumed site access would be outside the 30mph zone. There are no footpaths which serve the site. The access points onto Colchester Road will require major junctions.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	H	The size and location of the site is such that all existing utilities in particular F W would be inadequate
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	For all intents and purposes, the site is level.
Nature of the site – is it brownfield or greenfield?	H	Greenfield
What is the agricultural land classification?	H	Agricultural
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	The primarily impacted properties would be to the rear of those in Hall Road
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	A	The site to its southern boundary is adjacent to West Bergholt old church, a grade 1 listed structure
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	A	The site partially surrounds Stitching Wood, restricting any view from Hall Road, there is a public footpath to the southern boundary

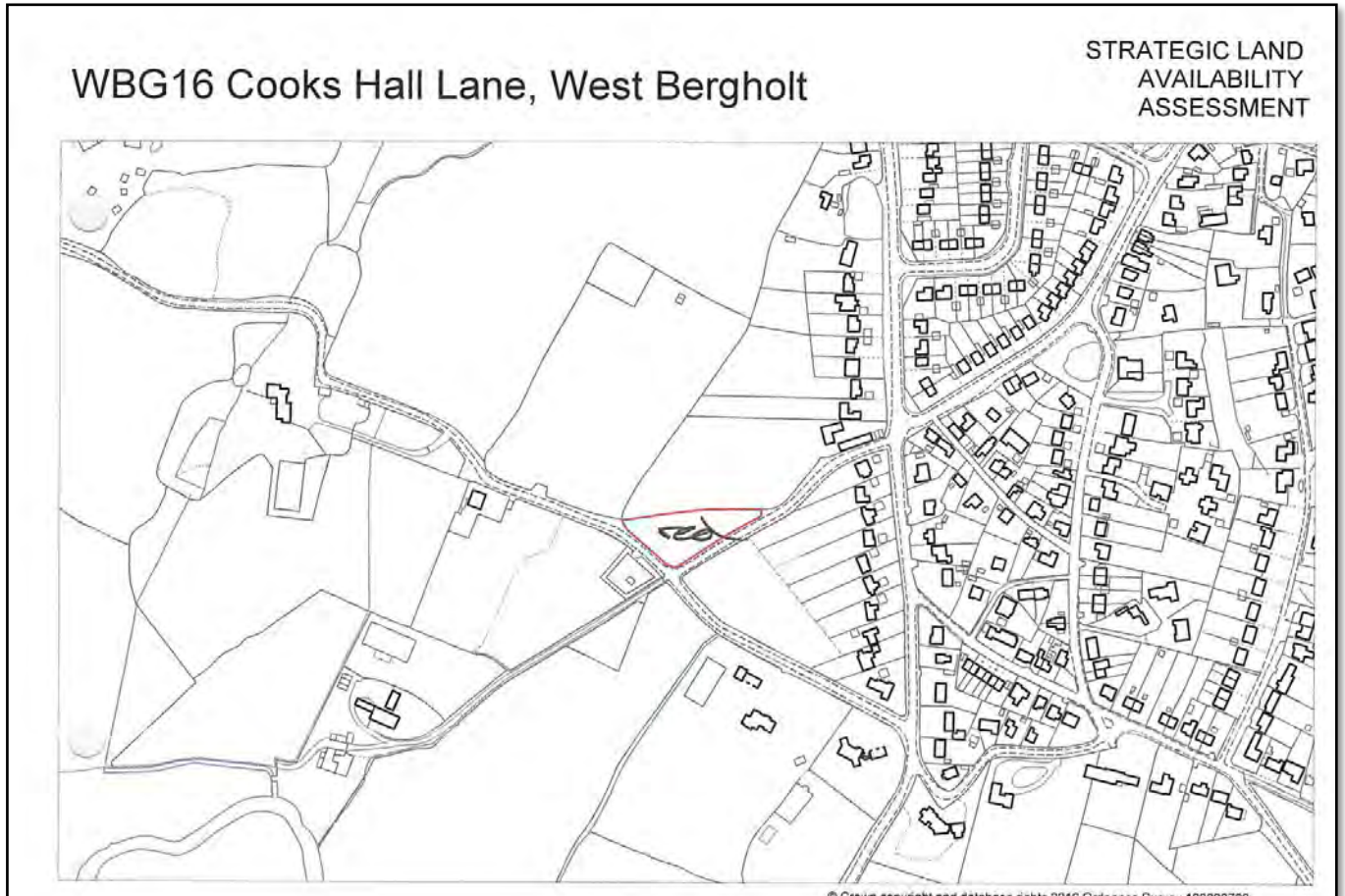
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	A	To the south east corner where the site adjoins sit 061 there is a high risk of surface water flooding
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided; topography should dictate there will be no impact on potential flooding elsewhere.
Views – are there any key views to or from the site?	A	West towards Fordham from Colchester Road and from Hall Road to Stitching Wood
Distance to bus stop	n/a	0.1miles
Distance to primary school	n/a	0.3miles
Distance to health services	n/a	0.8miles
Distance “Village centre”	n/a	0.6miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.5miles, the site being of such size, however, such provision is considered likely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.5miles, the site being of such size, however, such provision is considered likely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
The site is remote from the settlement boundary, has no practical way of being connected to such, and would provide a development, or has the potential to provide a settlement, of 1000 houses (?) far beyond that required by West Bergholt in the next 15 years, those required to have or desires. This is not a site considered further at this stage.

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBG16 Cooks Hall Lane



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	A	No, however, such is in an area designated for protection in the draft Neighbourhood Plan in respect of views over the Colne Valley
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	The site is adjacent to an adopted highway from which access could be gained. The site is of such size that it would have limited impact on traffic. There currently is no footpath along Cooks Mill Lane
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	No, it is assumed all services exist in the adjacent roads.
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	A	No, the site slopes slightly to the south east
Nature of the site – is it brownfield or greenfield?	N	Appears greenfield
What is the agricultural land classification?	N	Considered as pasture
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The impact on adjoining properties is minimal
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	The site has no TPO's but there are semi mature oaks on the boundaries and on site

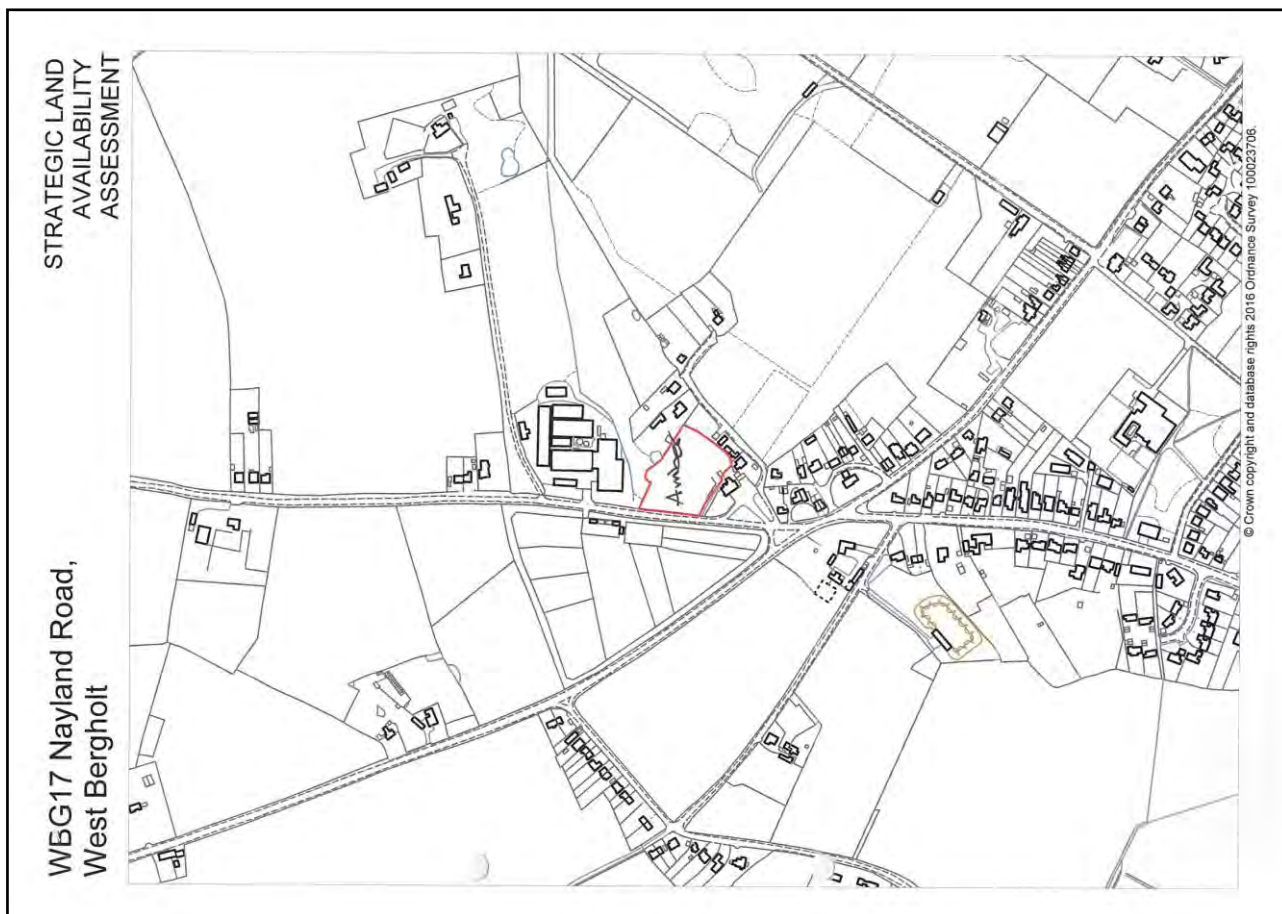
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	No
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided but the topography is such that development could increase the risk of flooding in Cooks Hall Road
Views – are there any key views to or from the site?	A	No
Distance to bus stop	n/a	0.1miles
Distance to primary school	n/a	0.7miles
Distance to health services	n/a	0.6miles
Distance “Village centre”	n/a	0.5miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.5miles, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.5miles, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Unknown
Is the land currently protected for an alternative use?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
The site is small and would accommodate a very limited number of properties, it is not adjacent to the village boundary and is thus not worthy of further consideration at this stage.

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBG17 Nayland Road, *land behind White Hart*



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No, the site is to the north of the village
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	The primary point of access would be from Nayland Road, there is currently no suitable access. There is no footpath to Nayland road to connect the site to the village
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	N	It is assumed that these are in Nayland Road but there is limited F W capacity locally
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	A	No, the site is effectively level
Nature of the site – is it brownfield or greenfield?	N	The site would appear both part greenfield and part brownfield
What is the agricultural land classification?	N	Not considered relevant
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	The impact would be to the rear of properties in White Hart lane only
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	The site is immediately adjacent to a grade 2 building, The White Hart
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	No

Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	The northern corner of the site is subject to a low risk of surface water flooding
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	0.2miles
Distance to primary school	n/a	0.4miles
Distance to health services	n/a	0.7miles
Distance “Village centre”	n/a	0.6miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.5miles, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.5miles, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	Yes
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.

Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No

Overall conclusions and recommendations
The site is outside the village envelope and no way of connecting to such, it would provide only no more than 10 properties and thus is not one for further consideration at this stage. However, planning application made.

INITIAL SITE ANALYSIS for CBC SITE No. N/A WBGA Colchester Road, opposite Poor's Land



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	N	The settlement boundary is to the south west of Colchester Road, the proposed site thus being effectively adjacent as it is to the north west of Colchester Road

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	N	Access is off of Colchester Road along which runs a public footpath. The impact of the junction would be negligible as a result of the site's location, half way through the village.
Utilities – is there any REASON that it would not be possible to deliver the necessary utilities?	N	No. All are anticipated adjacent to the site in Colchester Road
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	N	The site is generally level
Nature of the site – is it brownfield or greenfield?	N	Appears greenfield, except open storage in part to the front
What is the agricultural land classification?	A	Currently overgrown/grassed agricultural land, except in part to the front
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The site adjoins the boundaries of approx. 4 properties and is opposite 4, its impact would thus be limited.
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	None that is known
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	N	None that is known, save being opposite the Poor's Land

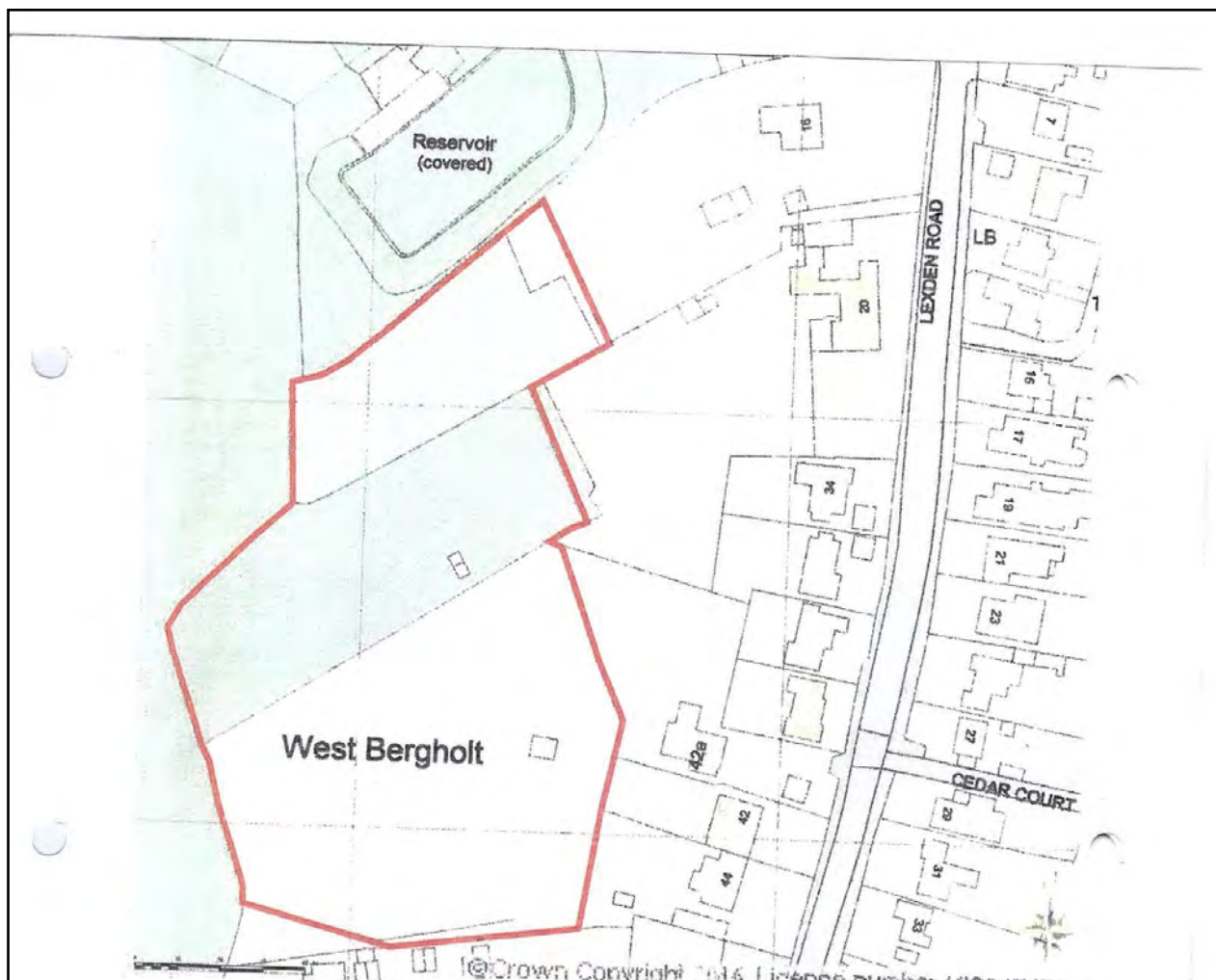
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	There is one low risk area in the yard to the property that adjoins the south eastern part of the site
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	N	No
Distance to bus stop	n/a	0.1miles
Distance to primary school	n/a	0.2miles
Distance to health services	n/a	0.6miles
Distance “Village centre”	n/a	0.5miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.5miles, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.5miles, the site being of such size, however, such provision is considered likely
Has the site been promoted for development?	n/a	Yes, by the owner to the P C
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.

Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No

Overall conclusions and recommendations		
<p>As with site 158 this site is located such that it is one of the most accessible to the school, Village centre, etc., will enhance the village landscape along Colchester Road due to its boundary length and location, being in a location known to be favoured by CBC. Access onto Colchester Road will impact on flow but whilst being effectively half way along Colchester Road within the village, which could affect road safety, is not in an area historically known for traffic related incidents. Of all the sites available this is the only one of two which should be put forward in the final draft of the Neighbourhood plan, providing 50% of the village’s housing needs effectively adjoin the favoured site.</p>		

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBGB Land rear of 16 – 44 Lexden Road



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	In part only to its southern boundary

Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	N	No
What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	A	There is no apparent direct access to the site. There are TPO trees to the southern boundary and the lower part of the western boundary.
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	A	Such will be available in Lexden Road but there is no direct route to the site and no indication any potential route for such is under the site’s control, nor are such likely to be adequate
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	A	The site is reasonably level
Nature of the site – is it brownfield or greenfield?	N	Appears greenfield
What is the agricultural land classification?	N	Consider as gardens
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	N	The site adjoins the rear boundaries of approx. 12 properties and would thus have a negative impact on such, except for those selling their gardens
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	N	The site is behind a number of listings in Lexden Road.
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO’s	N	The site adjoins the rear boundaries of approx. 12 properties and would thus have a negative impact on such

Flood risk – is the site within, or partially within, an area of flood risk or known flooding	N	There is a low risk of surface water flooding to the centre of the site, east to west and in the lower south west corner.
Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	A	No but to the west towards West Bergholt Hall, the old church and beyond.
Distance to bus stop	n/a	0.1miles
Distance to primary school	n/a	0.2miles
Distance to health services	n/a	0.5miles
Distance “Village centre”	n/a	0.4miles
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	0.2miles, the site being of such size, however, such provision is considered unlikely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	0.2miles, the site being of such size, however, such provision is considered unlikely
Has the site been promoted for development?	n/a	By owners direct to P C
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.

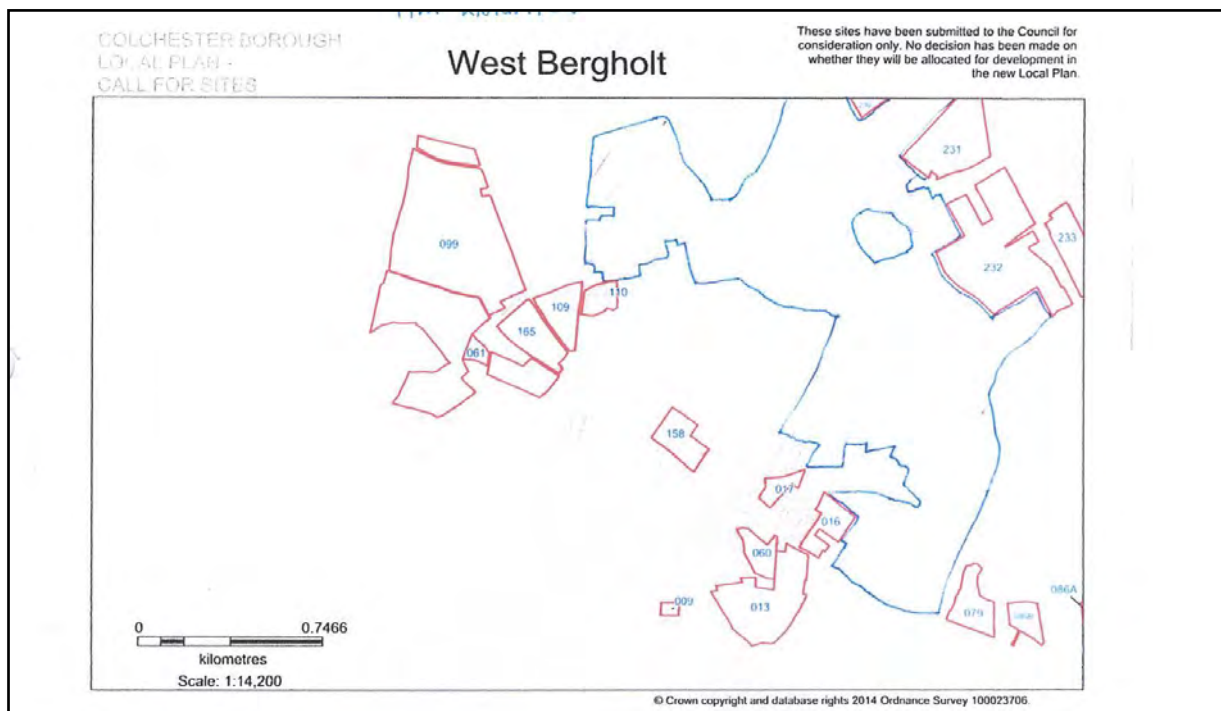
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as far as can be seen
Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No

Overall conclusions and recommendations

The access to the site is not within the site boundary, it not being known as how such would be provided, save via demolition of existing properties in Lexden Road. Such would intrude farmland/open countryside. This is not a site for further consideration at this time. This site was not submitted to CBC for consideration.

INITIAL SITE ANALYSIS for CBC SITE No. N/A

WBGC Great Horkesley



HANBI rating criteria (where applicable)		
H – High adverse impact		
A – Adverse impact		
N – Neutral or Negligible impact		
B – Beneficial impact		
I – Impact highly beneficial		
Assessment criterion	Rating	Comments
Is the site adjacent to the settlement boundary	H	No, save for a very short length to Armoury Road
Would development of the site lead to coalescence between settlements, having regard to CBC countryside reports?	H	Yes, extending down Colchester Road towards the A12

What is the main access point/s to the site? Are there any highway constraints? Can the site be accessed by vehicle from the public highway? Likely traffic impact in peak hours & type of road connecting to highway network. Provision of footpath connecting to village	H	Accesses could be multiple albeit there is no obvious locations for such save Nayland Road and Armoury Road
Utilities – is there any reason that it would not be possible to deliver the necessary utilities?	H	It is highly unlikely any services/and or any sufficient capacity are evident on the site
Site specifics (e.g. topography) – are there any issues that would prevent/limit development?	H	Rolling countryside
Nature of the site – is it brownfield or greenfield?	H	Appears greenfield
What is the agricultural land classification?	H	Appears agricultural
Impact of neighbouring uses (e.g. noise, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	H	There are few houses in the immediate vicinity of the site, but its impact would be dramatic on those and the area as a whole
Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	H	The site envelopes Pitchbury Wood and include Pitchbury Ramparts, is development could cause serious harm to such
Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway - impact on high value trees or TPO's	H	The extent of any TPO's is not known, Essex Way crosses the site
Flood risk – is the site within, or partially within, an area of flood risk or known flooding	H	There is a high risk of flooding on the brook that crosses the site.

Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	N	It is likely SUDS could be provided and topography should ensure there is no impact on potential flooding elsewhere
Views – are there any key views to or from the site?	A	Yes, including to Pitchbury Wood
Distance to bus stop	n/a	n/a
Distance to primary school	n/a	n/a
Distance to health services	n/a	n/a
Distance “Village centre”	n/a	n/a
Distance to play area (or could new play facilities be provided as part of the development of the site)?	n/a	The site being of such size, however, such provision is considered likely
Distance to park/public open space (or could new open space / parks be incorporated into the development of the site?)	n/a	The site being of such size, however, such provision is considered likely
Has the site been promoted for development?	n/a	Approach to the P C only
Is the land currently protected for an alternative use (including minerals allocations and waste allocation)?	N	None that is evident or known
Contamination – is the site contaminated or partially contaminated?	N	Not considered to be so.
Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	N	Not as a far as can be seen

Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria	N	No
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Overall conclusions and recommendations
The size of the site, able to deliver 200+ houses, its location, its impact on the countryside and its near total lack of connectivity to the village settlement boundary is such that this site should not be considered any further at this time. This site was not submitted to CBC consideration.