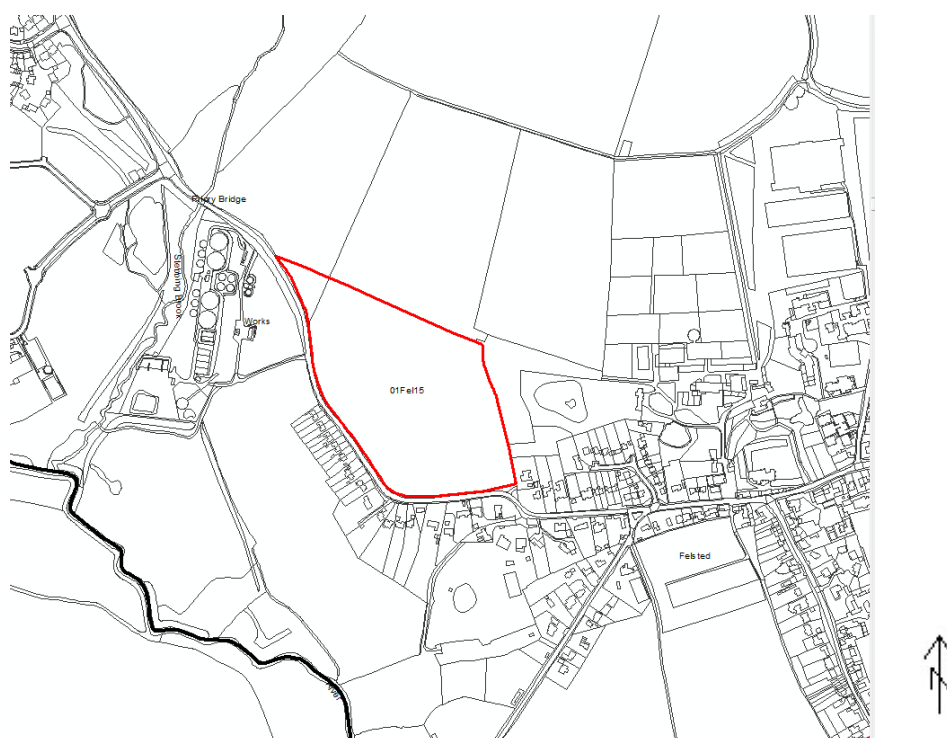


<b>Reference No.</b> 01Fel15	<b>Site Address:</b> Land east of Bury Farm Station Road Felsted
<b>Current use</b>	Farmland / paddock
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	6.0
<b>Developable Site Area (ha)</b>	4.0
<b>No of Houses based on SHLAA methodology</b>	90 - 150
<b>Surrounding Land uses</b>	North - Agriculture East - grassland South – road with residential beyond West – Road with wastewater treatment works; agricultural and residential beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	Y
Affordable Housing	Y
Self-Build / Custom Build	Y
Housing for older people (use class C3)	Y
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	(Possible surgery)

Site Criteria	01Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a strip of 1 in 30 flood risk zone along the southern and western boundaries with the road and a small section to the north of the site. These areas have the potential to be avoided by development due to their peripheral location but the western and southern areas may have an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The development area of the site is 4ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A small area of the site to the west is not within a Minerals Safeguarding Area.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

Site Criteria	01Fel15
Proximity of Local Wildlife Site(s)	The site is within 100m – 5000m north east of Felsted Fen and 500m – 1,000m south of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses inside the north eastern boundary of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A6 Upper Chelmer River Valley category of the Landscape Character Assessment. It has relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Abbots, within 100m – 500m of the south eastern boundary.
Distance from Conservation Area	The Felsted Conservation Area is within 100m – 500m east of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Mill Road bus stop is within 800m west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 470m east of The Flitch Green Academy. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	01Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is within 800m west of Felsted GP Surgery. The Call For Sites form indicates the possibility of including a new GP Surgery within the development.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that access would be from a new junction to Station Road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	In the '10. Other Issues' section of the Call For Sites form there is mention of public open space and community buildings but unclear if this is proposed as part of the development.

Suitability Conclusions
This is a greenfield site which lies on the western edge of the village. Felsted and Flitch Green to the north are Type A villages with a range of services and facilities. The nearest primary school is at Flitch Green. Development of the full extent of the site would lead to coalescence with Flitch Green; however development reflecting the limit of the development on the south of Station Road may be suitable.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

Achievability Conclusions
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Development of the site is achievable
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What additional evidence has been submitted?
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Flood Risk:	
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Contamination	
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Viability	
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Transport	
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Assessment of Availability
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Ownership
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Sole owner	Y
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Multiple owners	N
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Availability confirmed by owner(s)	Y
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Legal or ownership issues	None
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Availability
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Before end of March 2017	Y
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Within a period of 1-5 years ie 2017 - 2022	
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Within a period of 5 – 10 years ie 2022 - 2027	
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Within a period of 10-15 years ie 2027 – 2033	
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After 15 years ie after 2033	
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	number of dwellings or floorspace
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Before the end of March 2017	
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Between April 2017 and March 2018	
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Between April 2018 and March 2019	
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Between April 2019 and March 2020	
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Between April 2020 and March 2021	
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After March 2021	
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Number of years to develop the site?	
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Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	10 -15
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Availability Conclusions
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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Conclusions 2015
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The site is available and development is achievable. The suitability of the site will depend on the extent of the development and developing only the southern part of
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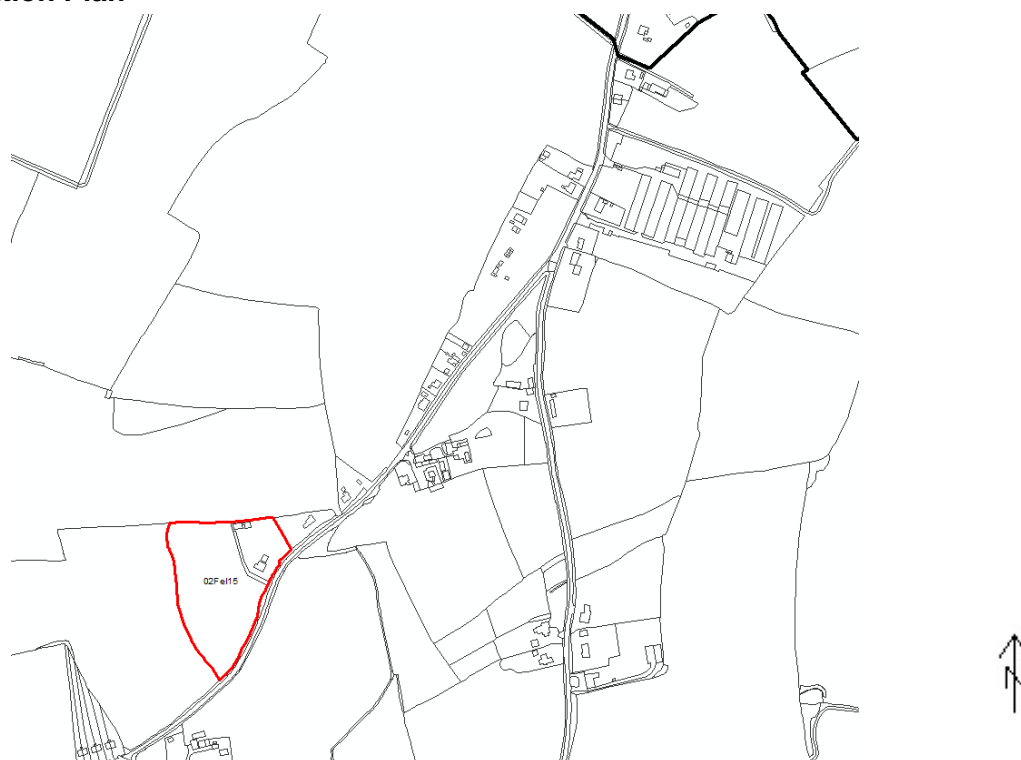
the site may be the most suitable. This is reflected in the deliverable capacity.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
01Fel15	Y	Y	Y		45			

<b>Reference No.</b> 02Fel15	<b>Site Address:</b> Highlands Bartholomew Green Felsted CM3 1QG
<b>Current use</b>	Private dwelling and garden
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.5
<b>Developable Site Area (ha)</b>	1.5
<b>No of Houses based on SHLAA methodology</b>	41 - 68
<b>Surrounding Land uses</b>	North - Agriculture East - residential South – road with agricultural beyond West – Agricultural
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	Y
Affordable Housing	Y
Self-Build / Custom Build	Y
Housing for older people (use class C3)	

Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	02Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Part brownfield, part greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	There is a small 1 in 100 flood risk zone on the eastern boundary of the site. Development has the potential to avoid this area due to its small size and peripheral location.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A small area of the site is not within a Minerals Safeguarding Area.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is more than 1,000m from a Local Wildlife Site.



Site Criteria	02Fel15
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses inside the northern boundary of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Mountgate within 100m – 500m of the south eastern boundary.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Milch Lane bus stop is within 800m south east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	02Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 3.92km west of Notley High School and Braintree Sixth Form and 4.24km south west of Tabor Academy. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that access would be from School Road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Suitability Conclusions
This is a part greenfield, part brownfield site comprising house and garden at Bartholomew Green, which is a small hamlet on the eastern edge of the parish. Development of the site would introduce significant built form in an area characterised by loose knit, sporadic development. The site is not within walking/cycling distance of services and facilities. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none

Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none
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<b>Achievability Conclusions</b>
Development of the site is achievable.

<b>What additional evidence has been submitted?</b>	
Flood Risk:	
Contamination	
Viability	
Transport	

<b>Assessment of Availability</b>	
<b>Ownership</b>	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
<b>Availability</b>	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	

<b>Availability Conclusions</b>
The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

<b>Conclusions 2015</b>
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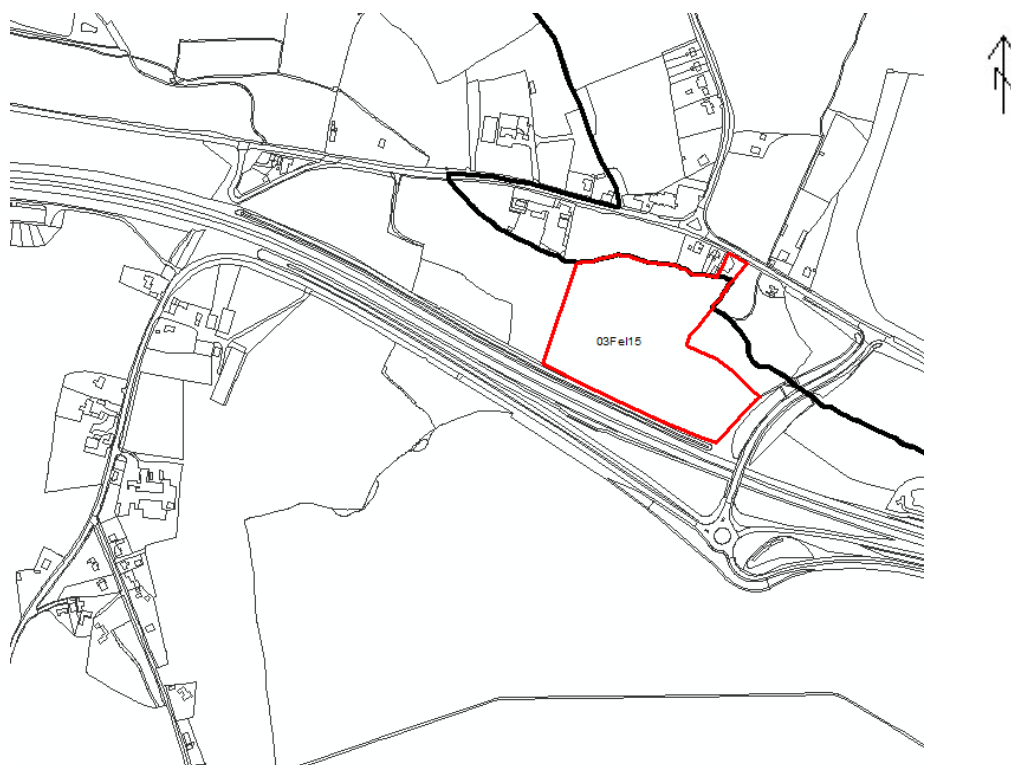
The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
02Fel15	N	Y	Y					41

<b>Reference No.</b> 03Fel15	<b>Site Address:</b> Dunmow Road Blake End Rayne (Felsted Parish)
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	4.8
<b>Developable Site Area (ha)</b>	To be determined
<b>No of Houses based on SHLAA methodology</b>	Employment
<b>Surrounding Land uses</b>	North – residential / agriculture East – Agriculture / road with agriculture beyond South – A120 with agriculture beyond West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	

Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	Y (9,500 sqm)
Employment (use class other)	

Site Criteria	03Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The northern part of the site is covered in flood zone 3 areas along the river. This could have an impact on development at this location.
Does the site lie within surface water or ground water flooding zones?	There is a large band of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones along the northern boundary with the river. It would be difficult for development to avoid this area and there could be an impact on access points.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 3ha but smaller than 5ha, partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

Site Criteria	03Fel15
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m north of Flitch Way and 500m – 1,000m south west of Blackbush Wood.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the north eastern part of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed cartlodge approximately 100m south east of Blake House farmhouse, within 100m – 500m of the northern boundary.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Sailing Oak bus stop is within 800m north east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	03Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 4.70 km west of Tabor Academy. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that access would be from Dunmow Road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	The site is currently not employment land and the development proposal is solely for employment use. There would be a net increase in employment land as a result of this development.
Will there be a net loss of retail provision?	This land is proposed for some employment development but it is unclear if this could be retail provisions.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site located on the district boundary with Braintree District, the road frontage with the B1256 being in Braintree District. The access and northern half of the site lies within Flood zones 2 and 3. The site has reasonable access to the strategic highway network being in close proximity to the west bound access on to the A120; but east bound access would need to be via Rayne or Dunmow. It would not be suitable to direct heavy traffic through these settlements and therefore the site may only be suitable on highway grounds if a new junction is created on to the A120. This is only likely to be provided through a new settlement proposal.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	Part of the site is within a flood zone and the scale of flood protections measures needed is not yet known.
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or	none



uses which may prejudice viability?	
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Highway improvements to access the A120 east bound.

#### Achievability Conclusions

The achievability of the site depends on the outcome of a full flood risk assessment and highways assessment and consideration of mitigation measures.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	Y
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	To be determined
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	2 years
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	

#### Availability Conclusions

The site is considered available for development; it has been promoted through the

Call for Sites process with landownership and intentions known.

#### Conclusions 2015

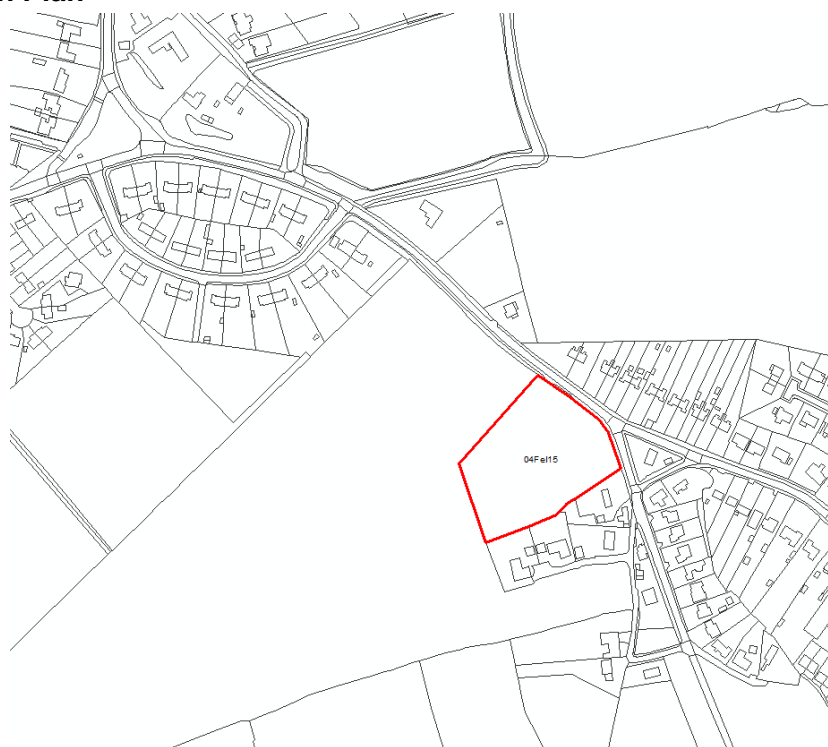
The site is available. The achievability of the site depends on the outcome of a full flood risk assessment and highways assessment. The site is only suitable if an east bound access point is made onto the A120.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
03Fel15	N	?	Y					9,500sqm

<b>Reference No.</b> 04Fel15	<b>Site Address:</b> Land north west of Bannister Green Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.8
<b>Developable Site Area (ha)</b>	0.8
<b>No of Houses based on SHLAA methodology</b>	22 - 36
<b>Surrounding Land uses</b>	North – road with residential beyond East - road with residential beyond South – residential West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5 – 14
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	04Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are small pockets of 1 in 1000 flood risk zones on the southern boundary and the east of the site by the road. Development has the potential to avoid these areas, but the zone near the road could have an impact on access to the site.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.

Site Criteria	04Fel15
<p>Minerals Safeguarding Areas (MSA)</p> <p>Is site 5ha or more and within MSA for sand and gravel or</p> <p>Is site 3ha or more and within MSA for chalk or</p> <p>Is site within MSA for brick earth or brick clay?</p>	<p>The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.</p>
<p>Does the site lie within the Waste Consultation Area?</p>	<p>Waste Consultation Areas are yet to be determined by the Waste Planning Authority.</p>
<b>Natural environment</b>	
<p>Proximity of SSSIs (including Impact Risk Zones (IRZ))</p>	<p>The site is beyond any SSSIs.</p>
<p>Proximity of NNRs</p>	<p>The site is more than 1,000m from a National Nature Reserve.</p>
<p>Proximity of Local Wildlife Site(s)</p>	<p>The site is within 500m – 1,000m south of Flitch Way.</p>
<p>Proximity of Ancient Woodland(s)</p>	<p>The site is more than 1,000m from an Ancient Woodland.</p>
<p>Proximity to Local Geological Site(s)</p>	<p>The site is over 1000m from a Local Geological Site</p>
<p>Proximity to National Trails and public rights of way networks</p>	<p>There is a Public Right of Way less than 100m south of the site.</p>
<p>Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?</p>	<p>The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.</p>
<p>Does site lie within area noted in the Historic Settlement Character Assessment?</p>	<p>Does not lie in an area covered by the Historic Settlement Character Assessment</p>
<p>Are there any Tree Preservation Orders (TPOs) on the site?</p>	<p>There are no Tree Preservation Orders on the site.</p>
<p>What is the agricultural land value of the site?</p>	<p>The site is grade 3 agricultural land.</p>
<b>Historic Environment</b>	
<p>Distance from Scheduled Ancient Monument</p>	<p>The site is more than 1,000m from a Scheduled Ancient Monument.</p>

Site Criteria	04Fel15
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Silver Leys Cottage, less than 100m south east of the site.
Distance from Conservation Area	The Felsted Conservation Area is 500m – 1,000m west of the site.
Distance from Registered Park and Garden	The site is more than 1,00m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a GP surgery.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Cressages Close bus stop is within 800m east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 410m south east of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that access could be from either or both of the B147 or the road to Cock Green.
<b>Other land uses</b>	
Will there be a net loss of land designated for	Site is not currently recreational land and is

Site Criteria	04Fel15
recreational use?	not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Suitability Conclusions
This is a greenfield site on the edge of Bannister Green. The site is well related to the hamlet and does not extend beyond the existing development on the opposite side of the road towards Watch House Green. The site is in walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is in walking distance of an hourly bus service.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

Achievability Conclusions
Development of the site is achievable.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	5
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	5

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is suitable and available and development is achievable.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
04Fel15	Y	Y	Y		5			



<b>Reference No.</b> 05Fel15	<b>Site Address:</b> Land south of Watch House Green
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	2.0
<b>Developable Site Area (ha)</b>	1.69
<b>No of Houses based on SHLAA methodology</b>	46 - 76
<b>Surrounding Land uses</b>	North - Residential East - Agriculture South – Agriculture West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	20-30
Affordable Housing	14-20
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	05Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a strip of 1 in 1000 flood risk zone along the southern boundary. Development has the potential to avoid this area due to its peripheral location.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south of Flich Way.

Site Criteria	05Fel15
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The south west section of the site is grade 2 and the north eastern section is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Watch House within 100m – 500m of the northern corner.
Distance from Conservation Area	The Felsted Conservation Area is within 500m – 1,000m south west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Primary School bus stop is within 800m north west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 120m south of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	05Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that access would be from Braintree Road or alternatively Ravens Crescent.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is one of six greenfield sites proposed around Watch House Green. The site is well related to the hamlet and does not lead to coalescence with Felsted village or Bannister Green. The site is in walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is in walking distance of an hourly bus service.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	The site does not have a road frontage and the cost of providing an access road may prejudice viability
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	

<b>Achievability Conclusions</b>
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The site is considered achievable subject to the provision of a satisfactory means of access.
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<b>What additional evidence has been submitted?</b>
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Flood Risk:	
Contamination	
Viability	
Transport	

<b>Assessment of Availability</b>
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<b>Ownership</b>	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
<b>Availability</b>	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	34 - 50
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1-2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	25

<b>Availability Conclusions</b>
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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<b>Conclusions 2015</b>
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The site is suitable and available and development is achievable subject to a
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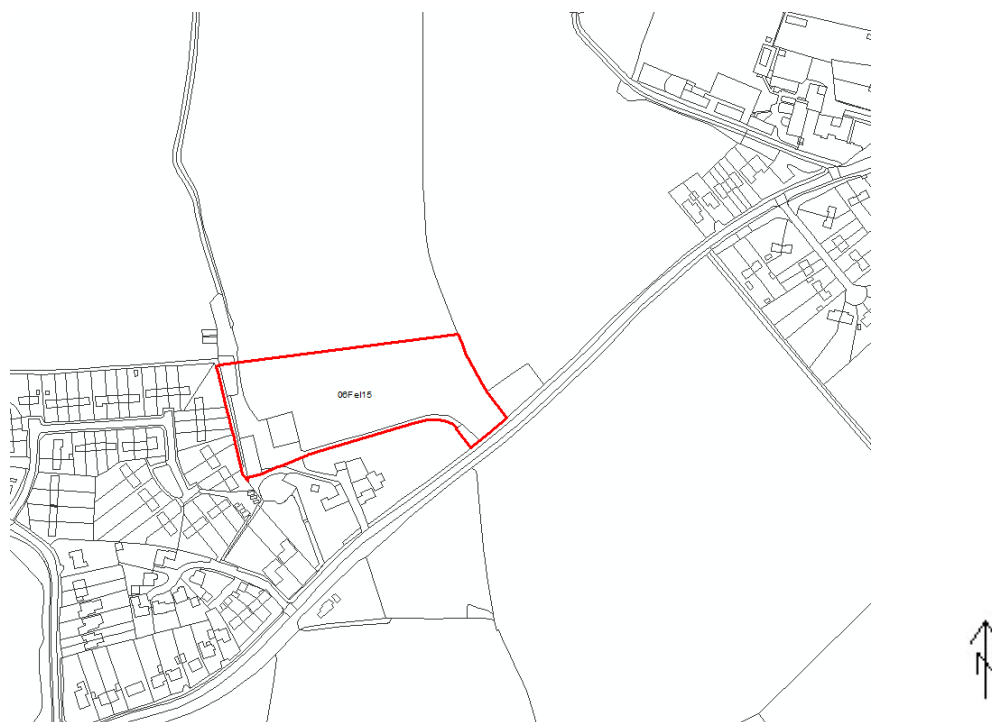
satisfactory means of access.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
05Fel15	Y	?	Y		34			

<b>Reference No.</b> 06Fel15	<b>Site Address:</b> Chaffix Farm Braintree Road Felsted CM6 3DZ
<b>Current use</b>	Agricultural
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.15
<b>Developable Site Area (ha)</b>	0.95
<b>No of Houses based on SHLAA methodology</b>	26-43
<b>Surrounding Land uses</b>	North - Agriculture East - Agriculture South – Farm house and buildings West – Residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	10 - 15
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	

Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	06Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are small areas of 1 in 30 flood risk zones to the south eastern part of the site near the road. Development has the potential to avoid these areas to an extent, but they could impact on any road access to the site from this location.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA)  Is site 5ha or more and within MSA for sand and gravel or	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.



Site Criteria	06Fel15
Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders present on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed outbuilding 5 metres to the north east of Chaffix and the Granary, less

Site Criteria	06Fel15
	than 100m from the southern boundary.
Distance from Conservation Area	The Felsted Conservation Area is within 100m – 500m south west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Alderton Close bus stop is within 800m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 320m south west of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that access would be from the existing access point from Braintree Road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not

Site Criteria	06Fel15
	replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site on the eastern edge of Felsted village. Chaffix Farm to the south comprises a group of listed buildings. The site is in walking/cycling distance of the primary school, but is about 1km from the services in Felsted. Development of the site would extend the built form eastwards behind the loose knit complex of buildings of Chaffix Farm and close the gap between Felsted and Watch House Green. A smaller scale of development which did not extend as far west may be considered suitable.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	Y

#### Assessment of Availability

Ownership

Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	10-15
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	15

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with land ownership and intentions known.

#### Conclusions 2015

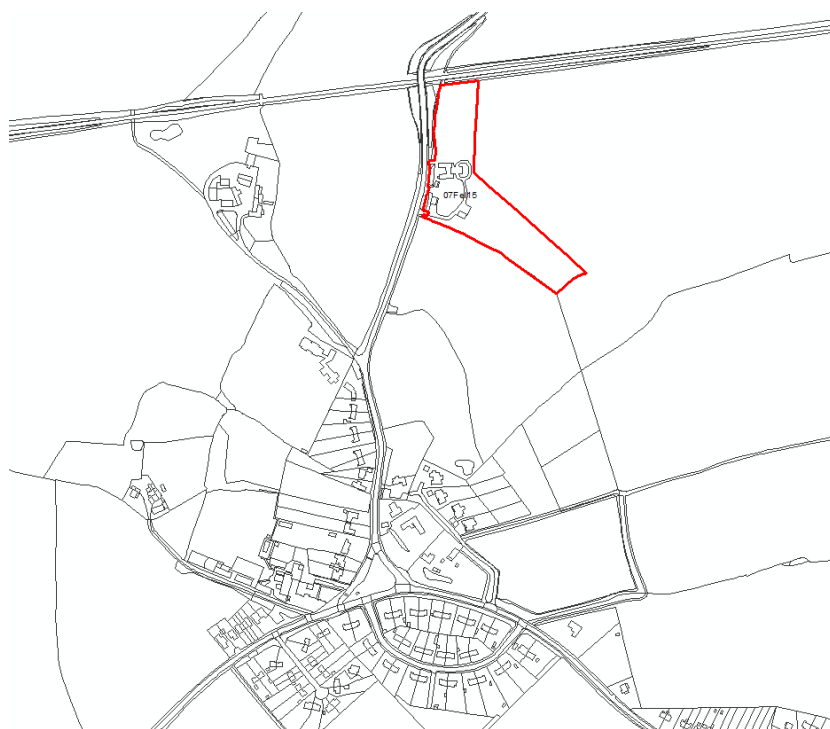
The site is available and development is achievable. A smaller scale of development which does not extend as far east so as not to close the gap with Watch House Green may be suitable. This is reflected in the deliverable capacity.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
06Fel15	?	Y	Y		5			

<b>Reference No.</b> 07Fel15	<b>Site Address:</b> Weavers Farm Braintree Road Felsted CM6 3JZ
<b>Current use</b>	Domestic
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	2
<b>Developable Site Area (ha)</b>	2
<b>No of Houses based on SHLAA methodology</b>	45-75
<b>Surrounding Land uses</b>	North – Flitch Way with agriculture beyond East - Agriculture South – Agriculture West – Road with agriculture beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	Y
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	07Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Part brownfield (dwelling), part greenfield (garden)
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a strip of 1 in 30 flood risk zone along the western boundary with the road as well as another small zone of 1 in 30 forming part of the boundary of the southern section of the site along with 1 in 100 and 1 in 1000 zones. Development has the potential to avoid these areas to an extent due to their peripheral location, but the areas along the road could have an impact on access points.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A small section of the site is within the Sand Gravel MSA but the majority is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a

Site Criteria	07Fel15
	National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is adjacent to Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from east to west through the centre of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Weavers inside the site boundary.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Watch House Green bus stop is within 800m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 470m north east of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	07Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1256 and the site is in relatively close proximity to access to the A120 at Great Dunmow. Access would be from Stebbing Road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a part greenfield part brownfield site comprising a house and garden which lies separated from Watch House Green. A residential scheme is under construction to the south, separated from this site by one field. This latter field is subject to a call for sites submission 17Fel15. The site is L shaped with the listed building being located at the bend in the site. The site is within walking/cycling distance of the primary school but services in Felsted are further away. Development of the site on its own would be unsuitable because it would introduce built form separate from Watch House Green. The suitability of the site would need to be reconsidered if site 17Fel15 is considered suitable.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	Grade II listed house in middle of site which may prejudice viability
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need	none



to be provided which may prejudice viability?	
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#### Achievability Conclusions

Development of the site is achievable subject to being able to develop being able to be accessed and designed without adversely affecting listed building and its setting.

#### What additional evidence has been submitted?

Flood Risk:	
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Contamination	
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Viability	
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Transport	
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#### Assessment of Availability

##### Ownership

Sole owner	Y
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Multiple owners	N
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Availability confirmed by owner(s)	Y
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Legal or ownership issues	None
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##### Availability

Before end of March 2017	Y/N
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Within a period of 1-5 years ie 2017 - 2022	
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Within a period of 5 – 10 years ie 2022 - 2027	
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Within a period of 10-15 years ie 2027 – 2033	
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After 15 years ie after 2033	
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	number of dwellings or floorspace
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Before the end of March 2017	Y
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Between April 2017 and March 2018	
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Between April 2018 and March 2019	
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Between April 2019 and March 2020	
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Between April 2020 and March 2021	
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After March 2021	
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Number of years to develop the site?	2
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Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	25
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#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

### Conclusions 2015

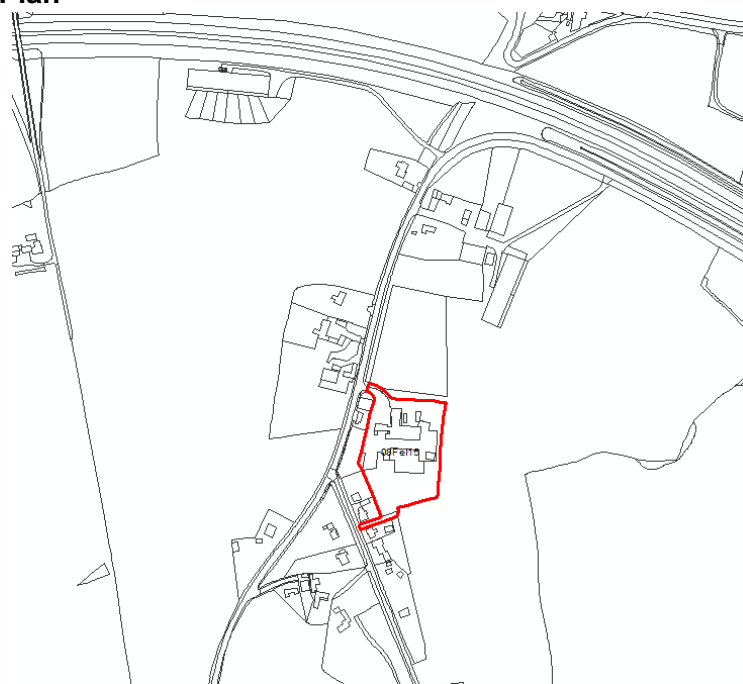
The site is available and development is achievable subject to the impact of development on the listed building. Development of the site on its own is considered unsuitable because it would not contribute towards a sustainable pattern of development. The suitability of the site would need to be reconsidered if the adjoining site to the south was considered deliverable.

### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
07Fel15	N	?	Y					45

<b>Reference No.</b> 08Fel15	<b>Site Address:</b> Kinvara Business Park Gransmore Green Felsted CM6 3LB
<b>Current use</b>	Business park
<b>Any use(s) to be re-provided elsewhere</b>	Currently one business operating out of part of the site
<b>Total Site Area (ha)</b>	0.91
<b>Developable Site Area (ha)</b>	0.91
<b>No of Houses based on SHLAA methodology</b>	25 - 41
<b>Surrounding Land uses</b>	North - Agriculture East - - agriculture South – Residential West – Road with agriculture / residential beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

#### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	9
Affordable Housing	6
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	08Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Brownfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are small areas of 1 in 1000 flood risk zones on the east and west of the site. Development has the potential to avoid these areas, although the area to the west could have an impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m north of Fritch Way.

Site Criteria	08Fel15
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the southern boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Gatehouse Farm barn and outbuilding , less than 100m from the north western corner.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm bus stop is within 800m north west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	08Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. Existing access is present on to the B1417.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	There would be a loss of employment land as a result of this development and it would not be replaced as part of the proposal.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The indicative masterplan displays additional hedgerow planting along the south eastern and south western boundaries of the site.

#### Suitability Conclusions

This is a brownfield site at the hamlet Gransmore Green which is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	Contamination from the industrial uses is not known and requires further investigation. The cost of demolition and removal of industrial buildings needs to be taken

	into account.
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

The achievability of developing the site is unknown until potential contamination is investigated and the cost of any mitigation known; and the costs of clearing and removing the existing buildings on the site is taken into account.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	5
Between April 2018 and March 2019	10
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	5-10

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

### Conclusions 2015

The site is available. The achievability of developing the site will depend on contamination and site preparation costs. The site is not considered suitable because it would not contribute to a sustainable pattern of development.

### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
08Fel15	N	?	Y					15



<b>Reference No.</b> 09Fel15	<b>Site Address:</b> Land to south of Aylands Bannister Green Felsted CM6 3NF
<b>Current use</b>	garden
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.31
<b>Developable Site Area (ha)</b>	0.31
<b>No of Houses based on SHLAA methodology</b>	9-16
<b>Surrounding Land uses</b>	North – Residential garden East - grassland South – residential West – grassland
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	Y
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	09Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield (garden)
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside the Greenbelt
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside the Countryside Protection Zone
Is the site within a Public Safety Zone?	The site is outside the Public Safety Zone
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within Flood Zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a thin strip of 1 in 1000 flood risk along the eastern boundary and a small area of 1 in 1000 and 1 in 100 risk on the northern boundary of the site.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contours during both the day and night.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a Groundwater Source Protection Zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is more than 1,000m from a Site of Special Scientific Interest.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is more than 1,000m from a Local Wildlife Site.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.

Site Criteria	09Fel15
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is within 100m south of a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	The site is within 100m north of the Grade II Listed Oxneys Farmhouse and less than 100m south of the Grade II Listed House and the Stores. Multiple other Listed Buildings are present within 1,000m of the site.
Distance from Conservation Area	The site is within 500m – 1,000m east of the Felsted Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	There are numerous bus stops within 800m of the site. The nearest is the Cressages Close bus stop within 100m – 500m north of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 550m south east of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	09Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1417. The call for sites information states that access would be via the existing access to Aylands (existing dwelling).
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	The land is not currently recreational land and is not proposed for recreational development. There would be no net loss of recreational land as a result of this development.
Will there be a net loss of employment land?	The site is currently not employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	The land is currently not retail land and is not proposed for retail development. There would be no net loss of retail land as a result of this development.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site to the west of Bannister Green and separated for the existing development limits in an area characterised by a loose knit group of houses served by a single track lane. Aylands is a listed building and adjoins the access to the site. The site is within walking/cycling distance of the primary school but the services in Felsted are further away. Development of the site would introduce a consolidated form of development contrary to the current character of the area. However, the suitability of the site may need to be reconsidered if site 04Fel15 is identified for development which could lead to a logical extension of the development limits to incorporate both sites.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	Aylands is a Grade II listed house.
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or	none

uses which may prejudice viability?	
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Improvements to the access road may be required.

#### Achievability Conclusions

Development of the site is achievable subject to any highway improvements required and development being able to be accessed and designed without adversely affecting listed building and its setting.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	6
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	6

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

### Conclusions 2015

The site is available and development is achievable subject to any highway improvements and impact on the listed building. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. The suitability of the site may need to be reconsidered if site 04Fel15 is allocated for development making a logical extension of the development limits to incorporate both sites.

### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
09Fel15	N	?	Y					6

<b>Reference No.</b> 10Fel15	<b>Site Address:</b> Infill land between the existing residential properties of Howlands and Jollyboys Bakers Lane Felsted
<b>Current use</b>	Arable farmland
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.25
<b>Developable Site Area (ha)</b>	0.25
<b>No of Houses based on SHLAA methodology</b>	8-13
<b>Surrounding Land uses</b>	North - Agriculture East – Agriculture/ residential South – road with agriculture beyond West – residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	10Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are areas of 1 in 30 flood risk along the north western boundary as well as 1 in 100 and 1 in 1000 on the south western and south eastern boundaries respectively. Development has the potential to avoid these areas to an extent, but the south western area could have an impact on access points.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.



Site Criteria	10Fel15
Proximity of Local Wildlife Site(s)	The site is more than 1,000m from a Local Wildlife Site.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There are Public Rights of Way less than 100m north west and south west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Jollyboys, less than 100m from the south eastern boundary.
Distance from Conservation Area	The Felsted Conservation Area is within 100m - 500m north west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Chequers bus stop is within 800m north west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	10Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is within 800m south east of Felsted GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that the site is accessible on southern side from both Jollyboys Lane and Bakers Lane.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a small greenfield site located separate from the current development limits of Causeway End and Felsted village. The area is characterised by 5 large properties set in large gardens. Bakers Lane is a narrow single track lane. The site is not within walking/cycling distance of the facilities in Felsted and the primary school in Watch House Green. The development of this site would introduce a form of development unrelated to the current character of the area. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

<b>Achievability Conclusions</b>
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Development of the site is achievable.
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<b>What additional evidence has been submitted?</b>
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Flood Risk:	Y
Contamination	Y
Viability	
Transport	Y

<b>Assessment of Availability</b>
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<b>Ownership</b>	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
<b>Availability</b>	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	5
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	5
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	1

<b>Availability Conclusions</b>
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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<b>Conclusions 2015</b>
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The site is available and development is achievable. The site is considered
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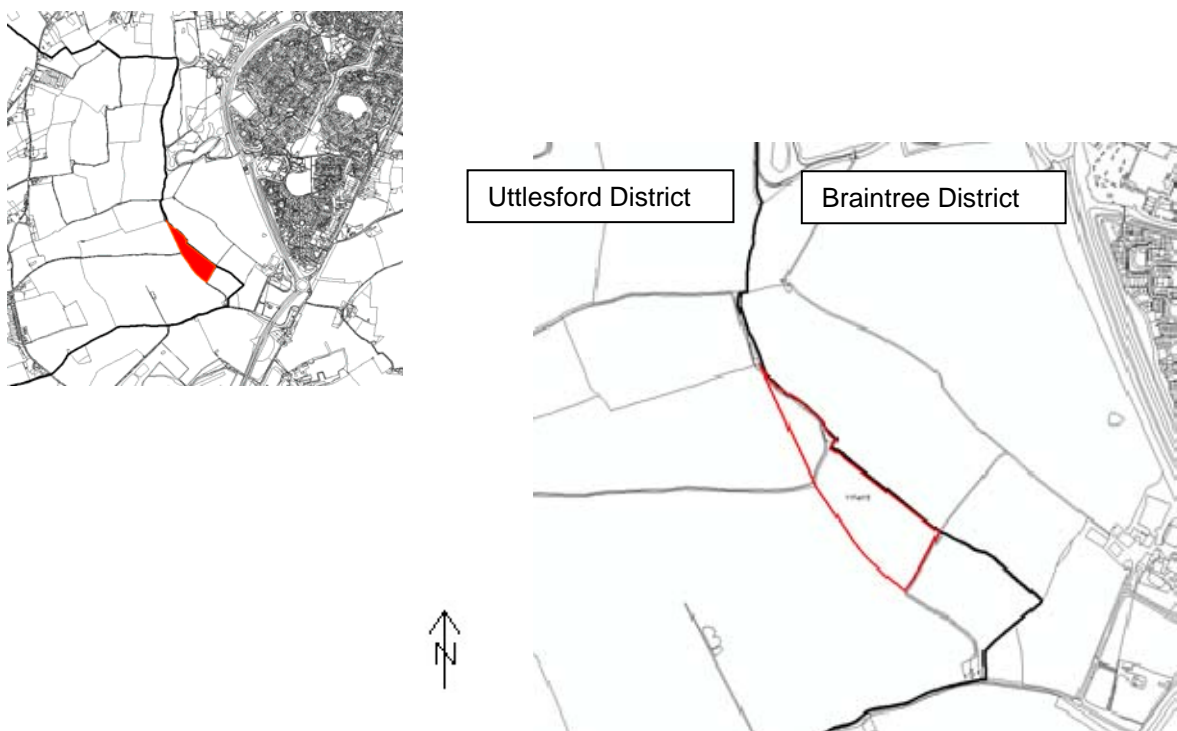
unsuitable as development on the site would not contribute to sustainable patterns of development.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
10FeI15	N	Y	Y					5

<b>Reference No.</b> 11Fel15	<b>Site Address:</b> Land south west of Great Notley / Slamseys Farm Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	3.8
<b>Developable Site Area (ha)</b>	3.8
<b>No of Houses based on SHLAA methodology</b>	86-143
<b>Surrounding Land uses</b>	North - agriculture East - agriculture South – agriculture West – agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	66
Affordable Housing	24
Self-Build / Custom Build	10
Housing for older people (use class C3)	10
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	11Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface and ground water flooding.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the A131.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 3ha and smaller than 5ha. It is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. The majority of the site is within the Sand Gravel MSA and a smaller section of the site to the north west is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south west of White Court Wood and 500m – 1,000m north west of Bushy Wood, Great

Site Criteria	11Fel15
	Leighs.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	A very small section to the north west of the site is grade3 but the majority of the site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed barn approximately 90m west of Great Slampseys, within 100m – 500m of the eastern corner.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Dagnets Lane bus stop is within 800m south east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	11Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The Great Notley GP Surgery is approximately within 800m north east of the site. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 2.81km south west of Notley High School and Braintree Academy, 3.96km south west of tabor Academy and 4.64km south west of Alec Hunter Academy. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the A131 and the site is in relatively close proximity to access to the A120 at Braintree. The call for sites information states that access to the land is currently via Slamseys Farm off Blackley Lane. It adds that for the purposes of the site's submission, the intention would be to bring the land forward as part of the proposed urban extension to Great Notley referred to at (10) below with new vehicular accesses from the A131 as an extension to the proposed development within Braintree District.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land but has the potential to include employment land as part of a co-operative development with Braintree District Council. If this joint venture is achieved, there would be net gain in employment land. If not, there would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site on edge of the District with Braintree District and is being proposed as part of an extension to Great Notley. The Adopted Master Plan for Land West of the A131 Great Notley identifies the land for employment uses with strategic landscaping between the industrial uses and the district boundary and this site. Therefore this site is not considered suitable. Duty to Cooperate discussions will need to continue with Braintree Council.



Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	There may be infrastructure requirements associated with the proposed urban extension to Great Notley.

Achievability Conclusions
This site is currently not achievable under the current adopted Master Plan for land west of the A131 Great Notley. Development of the site is only achievable if it is being brought forward as part of a comprehensive master plan for the proposed urban extension to Great Notley which includes residential development.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	That the site can be accessed through the proposed urban extension to Great Notley.
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	

Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	110
Number of years to develop the site?	3 - 4
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	30

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

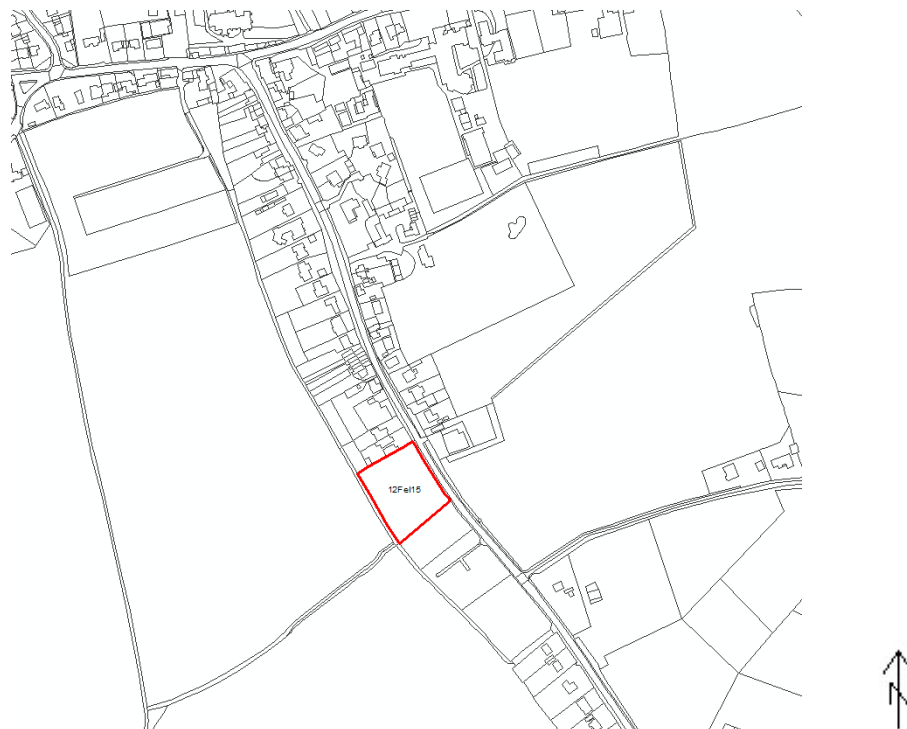
The site is available but development is not considered suitable or achievable as it is not compatible with the masterplan for Land West of the A131, Great Notley adopted by Braintree District Council.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
11Fel15	N	N	Y					110

<b>Reference No.</b> 12Fel15	<b>Site Address:</b> Gransmore Meadow Chelmsford Road Felsted CM6 3ET
<b>Current use</b>	Grazing
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.4
<b>Developable Site Area (ha)</b>	0.4
<b>No of Houses based on SHLAA methodology</b>	11-18
<b>Surrounding Land uses</b>	North - residential East - road with telephone exchange / agricultural beyond South – grazing West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	10
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	12Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	Site is within flood zone 1 which indicates of risk of flooding from rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	There is a 1 in 30 flood risk zone shaped as a narrow strip along the eastern boundary with the road. Due to the relatively small size of the site, development may struggle to avoid this area. It may particularly impact on any access points to the site from the B14177.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A section of the land is within the Sand Gravel MSA but the majority of the site is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south east of Felsted Fen.

Site Criteria	12Fel15
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Felsted Place outbuilding possibly Granary 5m east of the House. It is located within 100m – 500m north of the site.
Distance from Conservation Area	The Felsted Conservation Area is within 100m – 500m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Riche Close bus stop is within 800m north of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	12Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately within 800m south west of Felsted GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that the site is accessed from Chelmsford Road (B1417).
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site adjoining the southern edge of Felsted. The site is within walking/cycling distance of the facilities in Felsted but the primary school at Watch House Green or Flitch Green are further away. Chelmsford Road is characterised by ribbon development and the development of this site as proposed would introduce development in depth. Development would close the gap between Felsted and Causeway End. However, the telephone exchange opposite extends the development southwards and the burial ground to the south would prevent coalescence. The site is considered suitable for development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

Achievability Conclusions
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Development of the site is achievable.
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What additional evidence has been submitted?
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Flood Risk:	
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Contamination	Y
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Viability	
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Transport	Y
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Assessment of Availability
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Ownership
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Sole owner	Y
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Multiple owners	N
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Availability confirmed by owner(s)	Y
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Legal or ownership issues	None
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Availability
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Before end of March 2017	Y
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Within a period of 1-5 years ie 2017 - 2022	
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Within a period of 5 – 10 years ie 2022 - 2027	
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Within a period of 10-15 years ie 2027 – 2033	
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After 15 years ie after 2033	
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	number of dwellings or floorspace
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Before the end of March 2017	10
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Between April 2017 and March 2018	
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Between April 2018 and March 2019	
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Between April 2019 and March 2020	
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Between April 2020 and March 2021	
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After March 2021	
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Number of years to develop the site?	1
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Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	10
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Availability Conclusions
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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Conclusions 2015
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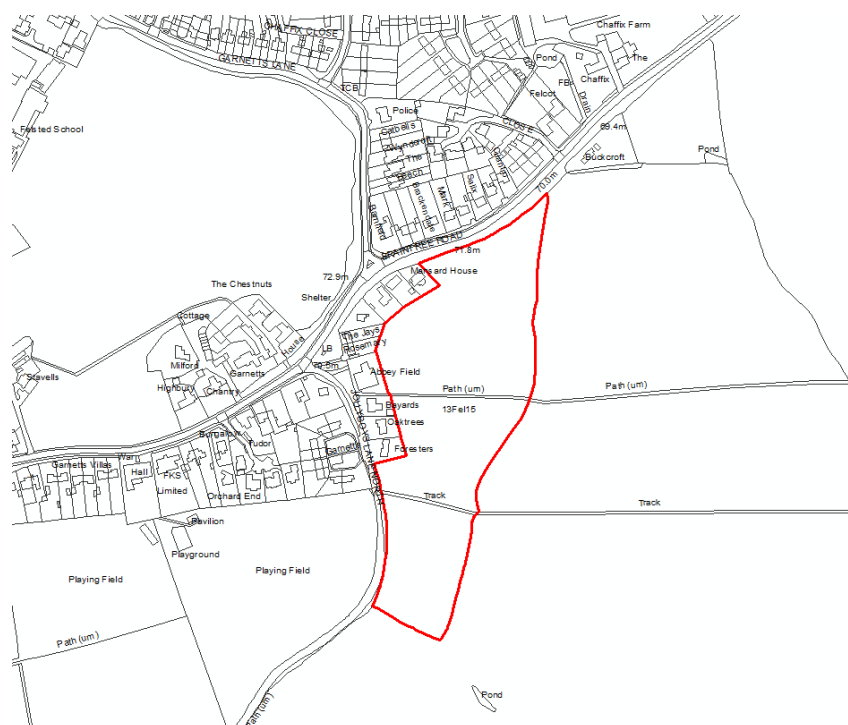
The site is considered suitable, available and development is considered achievable.
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Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
12Fel15	Y	Y	Y		10			



<b>Reference No.</b> 13Fel15	<b>Site Address:</b> Land to the south of B1417 Braintree Road Felsted CM6 3DX
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	3.41
<b>Developable Site Area (ha)</b>	2.47
<b>No of Houses based on SHLAA methodology</b>	56-93
<b>Surrounding Land uses</b>	North – Road with residential beyond East - agriculture South – agriculture West – residential / road with playing field beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	95
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	13Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is an area of 1 in 30 flood risk on the south western boundary of the site and 1 in 1000 Along the southern boundary. Development has the potential to avoid these areas due to their peripheral location. However, the area of 1 in 30 risk adjoins to Jollyboys Lane North which could impact on any access points at this location.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The developable area of the site is smaller than 3ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A small section of land to the south of the site is within the Sand Gravel MSA and the majority is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a

Site Criteria	13Fel15
	National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There are Public Rights of Way along the eastern boundary and the south western boundary, as well as 2 Public Rights of Way traversing the site through the centre of the development area from west to east.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Buckcroft, less than 100m north of the site.
Distance from Conservation Area	The Felsted Conservation Area adjoins to the western boundary of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Garnetts Lane is within 800m west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 570m south west of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	13Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately 800m east of Felsted GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. Access would be from Braintree Road (B1417).
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site adjacent to the eastern edge of the existing development limits for Felsted village. It is in walking/cycling distance of the primary school at Watch House Green and facilities in Felsted. The site is considered suitable as it contributes to a sustainable pattern of development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable.

What additional evidence has been submitted?

Flood Risk:	Y
Contamination	Y
Viability	Y
Transport	Y

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	50
Between April 2018 and March 2019	45
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	50

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

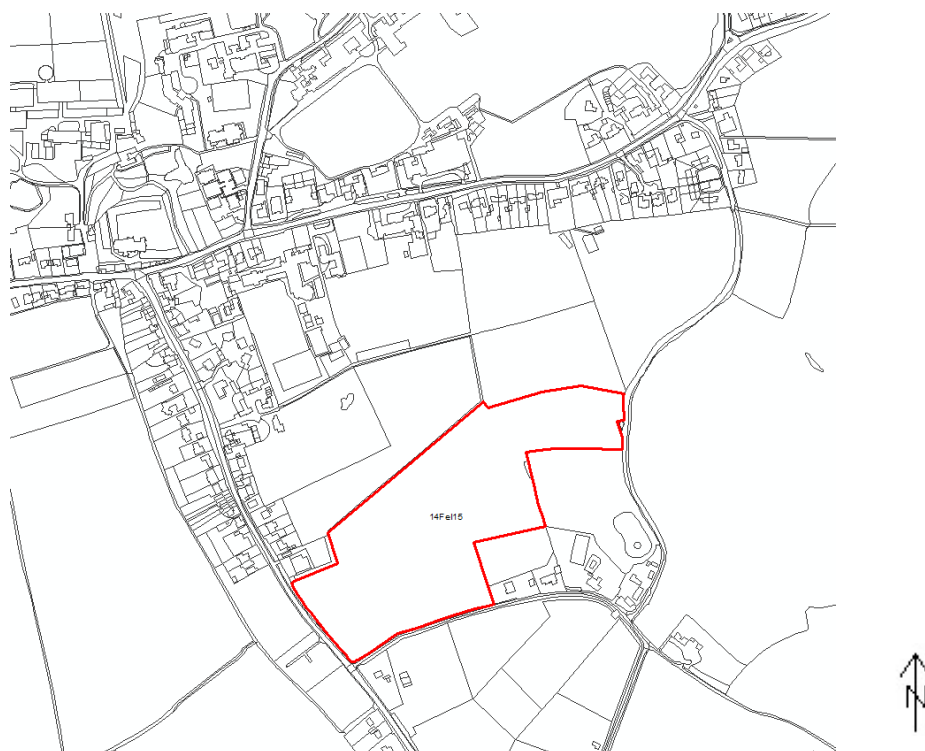
#### Conclusions 2015

The site is considered suitable and available and development is considered achievable.

Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
13Fel15	Y	Y	Y		95			

<b>Reference No.</b> 14Fel15	<b>Site Address:</b> Land to the west of Chelmsford Road Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	5.46
<b>Developable Site Area (ha)</b>	5.46
<b>No of Houses based on SHLAA methodology</b>	123-205
<b>Surrounding Land uses</b>	North – sports fields East - Agriculture South – road with agriculture beyond West – Road with agriculture beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	135
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	14Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are areas of 1 in 30 flood risk zones along the western boundary with the road and the eastern boundary. An area of 1 in 1000 risk lies on the north western boundary. All areas have the potential to be avoided by development due to their peripheral location, but the area on the western boundary with the road could have an impact on access points.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.



Site Criteria	14Fel15
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m east of Felsted Fen.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There are Public Rights of Way less than 100m south and east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Farnold Croft, less than 100m south east of the site.
Distance from Conservation Area	The Felsted Conservation Area is within 100m – 500m north of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Riche Close bus stop is within 800m north west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	14Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately 800m south of Felsted GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. Access would be from Chelmsford Road (B1417).
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site which would wrap development around the southern edge of Felsted. The site is within walking/cycling distance from facilities in Felsted village but it is further to the primary schools at Watch House Green and Flitch Green. Development of the site would lead to coalescence between Felsted and Causeway End, however this could be minimised through design, layout and landscaping. Overall the site is considered suitable as it would contribute to a sustainable pattern of development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable.

What additional evidence has been submitted?

Flood Risk:	Y
Contamination	Y
Viability	Y
Transport	Y

#### Assessment of Availability

##### Ownership

Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None

##### Availability

Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	50
Between April 2018 and March 2019	50
Between April 2019 and March 2020	35
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	3
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	50

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

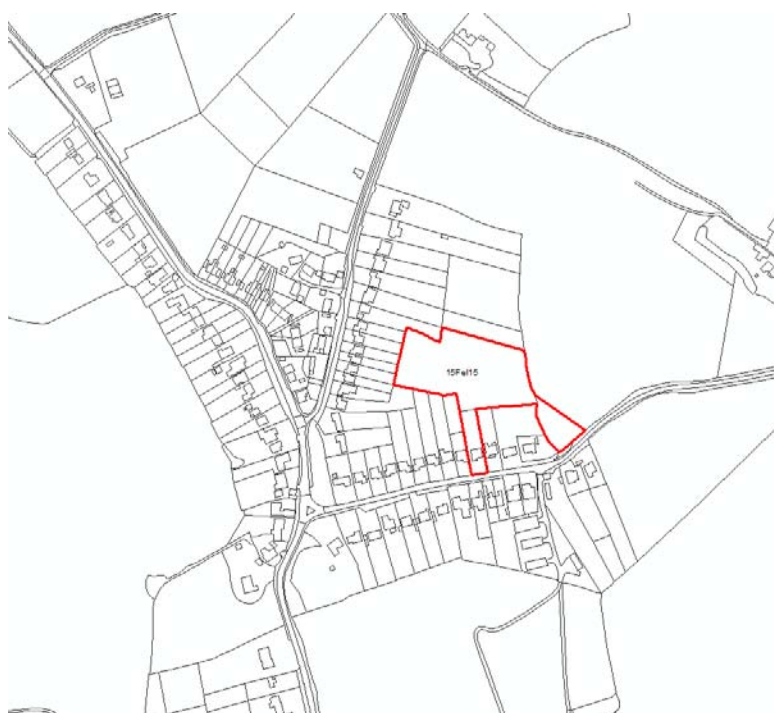
The site is considered suitable, available and development is considered achievable.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
14FeI15	Y	Y	Y		135			

<b>Reference No.</b> 15Fel15	<b>Site Address:</b> Land off Causeway End Road Chelmsford Road Felsted
<b>Current use</b>	grassland
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1
<b>Developable Site Area (ha)</b>	1
<b>No of Houses based on SHLAA methodology</b>	27-45
<b>Surrounding Land uses</b>	North - Residential Gardens East - Agriculture South – residential West – residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	13
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	

Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	15Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is partly within but largely adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The site is covered with 1 in 30, 1 in 100 and 1 in 1000 flood risk zones Development on the site would not be able to avoid flood risk areas.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is more than 1,000m from a Local Wildlife Site.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.

Site Criteria	15Fel15
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m north west of Leez Augustinian Priory, fishponds and Tudor Mansion, Leez.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Little Oaks, less than 100m west of the site.
Distance from Conservation Area	The Felsted Conservation Area is within 500m – 1,000m north west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Riche Close bus stop is within 800m north west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.

Site Criteria	15Fel15
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that access will be from Causeway End Road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site situated to the rear of properties at Causeway End adjacent to the existing development limits. The site is situated just over 1km from the facilities in Felsted Village and not within walking/cycling distance of primary schools at Watch House Green and Flitch Green. Development would introduce backland development in an area characterised by ribbon development, however the sites does not intrude into the open countryside. On balance the site is considered suitable for development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable.

What additional evidence has been submitted?



Flood Risk:	
Contamination	
Viability	
Transport	

Assessment of Availability	
Ownership	
Sole owner	N
Multiple owners	Y
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	13
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	

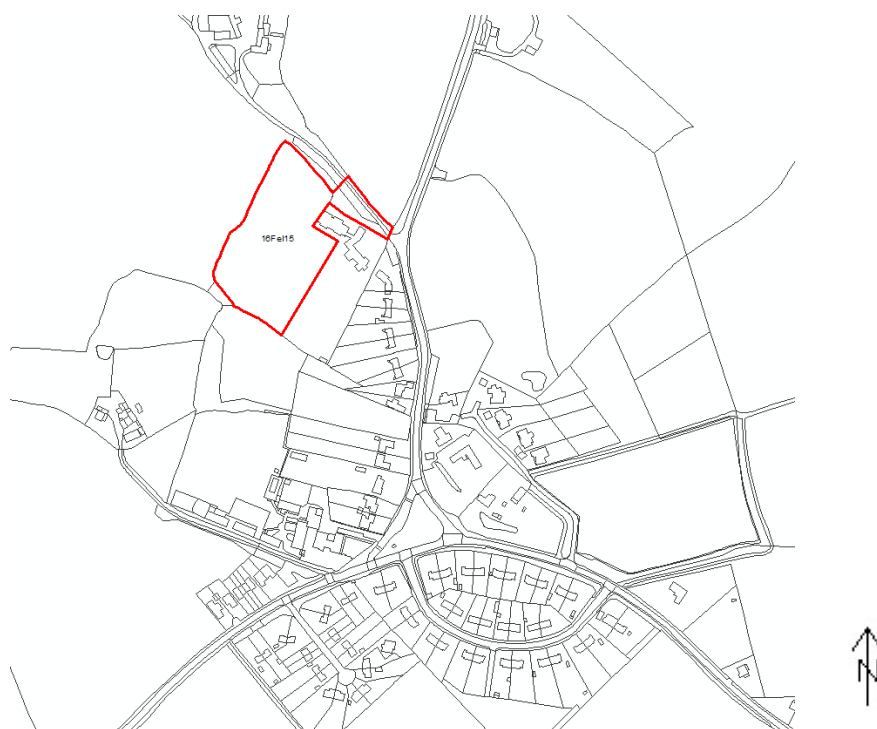
Availability Conclusions
The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions 2015
The site is considered suitable, available and development is considered achievable.

Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
15Fel15	Y	Y	Y		13			

<b>Reference No.</b> 16Fel15	<b>Site Address:</b> Maranello/Felmore Farm Watch House Green Felsted
<b>Current use</b>	Domestic curtilage / paddock
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.2
<b>Developable Site Area (ha)</b>	1.2
<b>No of Houses based on SHLAA methodology</b>	32-54
<b>Surrounding Land uses</b>	North East - South - West -
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search Area of Search 14: Key Village - Area of Search 14 Type A Village -

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	15
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	16Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The western boundary of the site is on a thin 1 in 30 flood risk zone. Development on the site has the potential to avoid this area due to its peripheral location.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3 ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Flich Way.

Site Criteria	16Fel15
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the north eastern boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Felmoor Farmhouse, less than 100m north of the site.
Distance from Conservation Area	The Felsted Conservation Area is within 500m – 1,000m south west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Watch House Green bus stop is within 800m south east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 190m north of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	16Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a Historic Park or Garden as identified by Uttlesford DC. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that it is proposed that vehicular access would lead off the B1417.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is one of six greenfield sites proposed around Watch House Green. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable.

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What additional evidence has been submitted?	
Flood Risk:	Y
Contamination	Y
Viability	Y
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	N
Multiple owners	Y
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	15
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	15

Availability Conclusions
The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions 2015
The site is considered suitable and available and development is considered achievable.

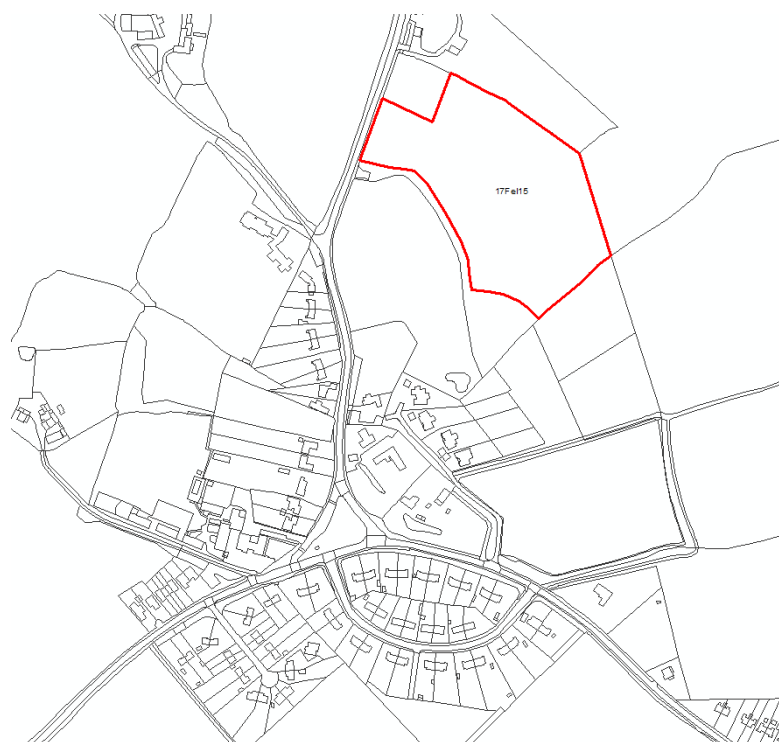
Deliverability Assessment
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	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
16Fel15	Y	Y	Y	15				



<b>Reference No.</b> 17Fel15	<b>Site Address:</b> Land East of Braintree Road (site 1) Watch House Green Felsted
<b>Current use</b>	Unused scrub land
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	2.3
<b>Developable Site Area (ha)</b>	2.3
<b>No of Houses based on SHLAA methodology</b>	52-86
<b>Surrounding Land uses</b>	North - - residential garden East - agriculture South – site with planning permission for residential development West – Road with agriculture beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5-10
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	120 beds

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	17Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	The site has areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones along the western, northern and southern boundaries. The western boundary has an area of 1 in 1000 risk which encroaches onto the site. This area coupled with the 1 in 30 risk along the road could have an impact on access points to the site. Other areas of risk to the north and south have the potential to be avoided by development due to their peripheral location.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.

<b>Site Criteria</b>	<b>17Fel15</b>
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m north of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	A very small section on the north of the site is grade 2, but the majority of the site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Weavers, less than 100m north of the site.
Distance from Conservation Area	The Felsted Conservation Area is within 500m – 1,000m south west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Watch House Green bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 310m north east of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	17Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The site has a frontage to Braintree Road (B1417).
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is one of six greenfield sites proposed around Watch House Green. This site is being proposed for a small number of market houses and a residential care home. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Market demand for a care home in this location needs to be demonstrated
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

Achievability Conclusions
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The market demand for a care home in this location needs to be demonstrated.
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What additional evidence has been submitted?
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Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability
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Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	5 dwellings 60 beds class C2 (phase 1)
Between April 2018 and March 2019	
Between April 2019 and March 2020	60 beds Class C2 (phase 2)
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	4 (Class C2 use to be built across C2 use)
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	25 dpa; 60 beds class C2

Availability Conclusions
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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Conclusions 2015
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The site is considered suitable and available. The achievability of developing the site
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as a residential care home needs to be demonstrated.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
17Fel15	Y	?	Y		5 dwellings  120 beds Class C2			

<b>Reference No.</b> 18Fel15	<b>Site Address:</b> Land East of Braintree Road (site 2) Watch House Green Felsted
<b>Current use</b>	Unused scrub land
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.4
<b>Developable Site Area (ha)</b>	1.4
<b>No of Houses based on SHLAA methodology</b>	38-63
<b>Surrounding Land uses</b>	North - scrub East - Agricultural South – scrub West – residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	18
Affordable Housing	12
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	

Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	18Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are small areas of 1 in 1000 flood risk along the northern and southern boundaries of the site. Both areas have the potential to be avoided by development due to their peripheral location.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.



Site Criteria	18Fel15
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is Grade II Listed The Watch House, within 100m – 500m south west of the site.
Distance from Conservation Area	The Felsted Conservation Area is within 500m – 1,000m south west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Watch House Green bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 280m north east of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.

Site Criteria	18Fel15
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route does not exist to the strategic road network. There is no existing access to the site, although the call for sites information states that the site could be accessed off the proposed estate road serving the permitted housing estate adjacent with a new branch road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is one of six greenfield sites proposed around Watch House Green. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable.

#### What additional evidence has been submitted?

Flood Risk:

Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	25
Between April 2018 and March 2019	5
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1-2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	25

Availability Conclusions
The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

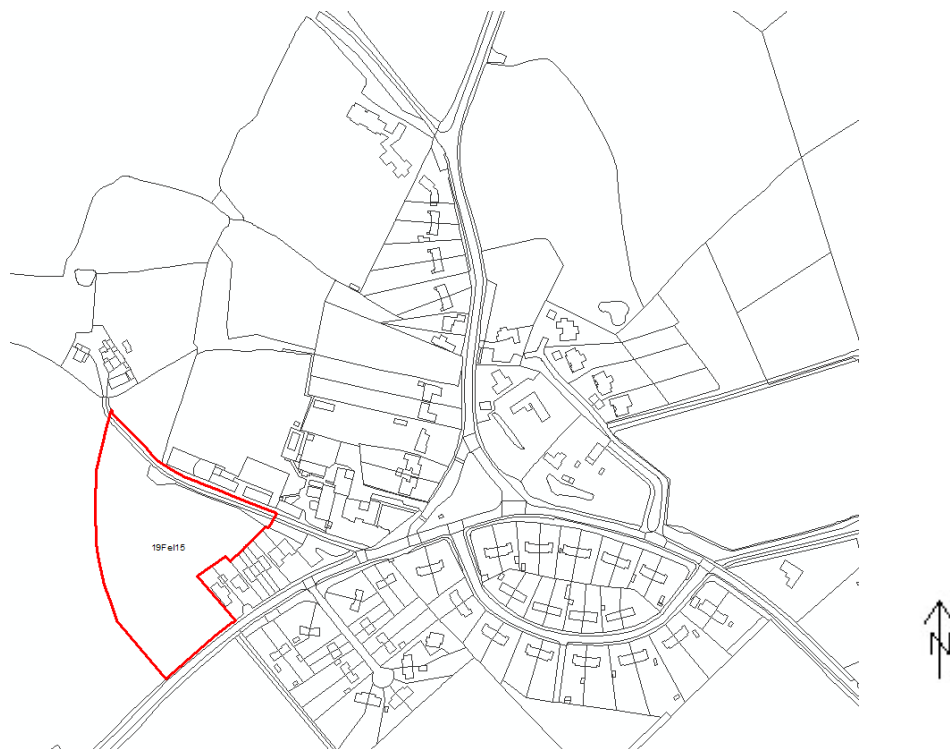
Conclusions 2015
The site is considered suitable and available and development is considered achievable.

Deliverability Assessment
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	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
18Fel15	Y	Y	Y		30			

<b>Reference No.</b> 19Fel15	<b>Site Address:</b> Sunnybrook Farm (Scheme 1) Braintree Road Watch House Green Felsted
<b>Current use</b>	Paddock / agricultural
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.3
<b>Developable Site Area (ha)</b>	1.3
<b>No of Houses based on SHLAA methodology</b>	35-59
<b>Surrounding Land uses</b>	North – primary school East - Residential South – road with agriculture beyond West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	18
Affordable Housing	12
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	19Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The north eastern boundary with the road has 1 in 1000 flood risk areas along the length of the site as well as some small areas on the southern boundary. These areas have the potential to be avoided by development but could have an impact on access to the site.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

Site Criteria	19Fel15
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the north eastern boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	A small section on the north east of the land is grade 3, but the majority is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is Grade II Listed The Watch House, within 100m – 500m east of the site.
Distance from Conservation Area	Felsted Conservation Area is within 100m – 500m south west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Primary School bus stop is within 800m south east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 60m west of Felsted Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	19Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that a new vehicular and pedestrian access from Braintree Road is proposed.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is one of six greenfield sites proposed around Watch House Green. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service. Development of the site could lead to coalescence with Felsted village however this could be minimised through layout, design and landscaping.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none



Achievability Conclusions
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Development of the site is achievable.
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What additional evidence has been submitted?	
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Flood Risk:	
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Contamination	
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Viability	
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Transport	Y
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Assessment of Availability	
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Ownership	
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Sole owner	Y
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Multiple owners	N
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Availability confirmed by owner(s)	Y
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Legal or ownership issues	None
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Availability	
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Before end of March 2017	
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Within a period of 1-5 years ie 2017 - 2022	Y
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Within a period of 5 – 10 years ie 2022 - 2027	
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Within a period of 10-15 years ie 2027 – 2033	
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After 15 years ie after 2033	
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	number of dwellings or floorspace
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Before the end of March 2017	
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Between April 2017 and March 2018	25
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Between April 2018 and March 2019	5
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Between April 2019 and March 2020	
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Between April 2020 and March 2021	
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After March 2021	
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Number of years to develop the site?	2
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Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	25
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Availability Conclusions
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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Conclusions 2015
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The site is considered suitable and available and development is considered achievable.
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Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
19Fel15	Y	Y	Y		30			

<b>Reference No.</b> 20Fel15	<b>Site Address:</b> Sunnybrook Farm (Scheme 2) Braintree Road Watch House Green Felsted
<b>Current use</b>	Paddock / agricultural
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.3
<b>Developable Site Area (ha)</b>	0.9 [Plus 0.4 ha for car park]
<b>No of Houses based on SHLAA methodology</b>	24-41
<b>Surrounding Land uses</b>	North – Primary School East - Residential South – Road with agricultural beyond West – Agricultural
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	Y (plus 40-50 space school car park)
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	20Fe15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	The north eastern boundary with the road has 1 in 1000 flood risk areas along the length of the site as well as some small areas on the southern boundary. These areas have the potential to be avoided by development but could have an impact on access to the site.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air quality.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

Site Criteria	20Fel15
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the north eastern boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	A very small section on the north of the land is grade 3, but the majority of the site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is Grade II Listed The Watch House, within 100m – 500m east of the site.
Distance from Conservation Area	The Felsted Conservation Area is within 100m – 500m south west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Primary School bus stop is within 800m south east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 60m west of Felsted Primary School. The development proposal includes additional car parking for the primary school, but no additional school capacity is included.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	20Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that a new vehicular and pedestrian access from Braintree Road (B1417) is proposed.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	Car parking provisions for the primary school are proposed as part of the development.

#### Suitability Conclusions

This is one of six greenfield sites proposed around Watch House Green. This proposal is for a small number of houses and a car park to serve the school. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service. Development of the site could lead to coalescence with Felsted village however this could be minimised through layout, design and landscaping.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable.

What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	10
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	10

Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

Conclusions 2015

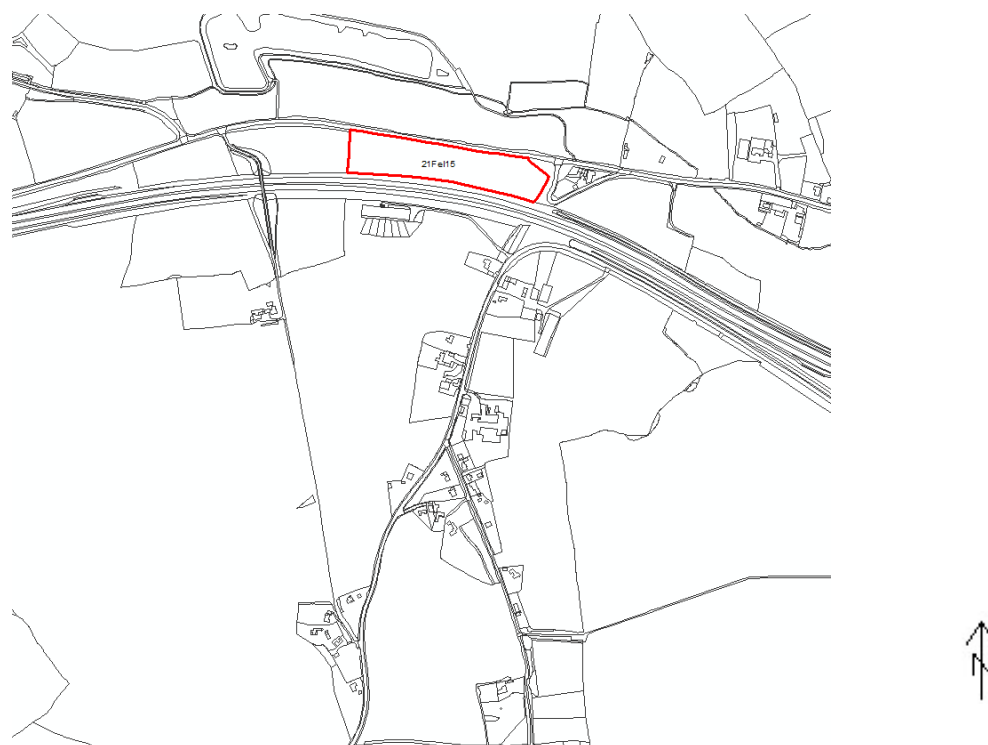
The site is considered suitable and available and development is considered achievable.

Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
20Feb15	Y	Y	Y		10			



<b>Reference No.</b> 21Fel15	<b>Site Address:</b> Sparlings Farm (Site 1) Gransmore Green Felsted
<b>Current use</b>	Agricultural
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	2.35
<b>Developable Site Area (ha)</b>	2.35
<b>No of Houses based on SHLAA methodology</b>	Employment (9,400m2)
<b>Surrounding Land uses</b>	North - B1256 with agriculture beyond East – residential / business South – A120 with agriculture beyond West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	Y
Employment (use class B2)	Y
Employment (use class B8)	Y
Employment (use class other)	

Site Criteria	21Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is predominantly within flood zone 1 which indicates there is no risk of flooding from rivers or the sea. The north east parcel of land to the north of the A120 has an area of flood zones 2 and 3 across the north of the land.
Does the site lie within surface water or ground water flooding zones?	The land to the south of the A120 is predominantly unaffected by surface and ground water flood zones, with small areas along the boundaries and on the land parcels. Development on these parcels could have the potential to avoid these areas, although some boundary zones on roads could impact on access. There are more significant areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones on the parcels of land to the north of the A120. The close proximity of the land to the river means the majority of the north of these parcels are covered in flood risk and would be difficult to avoid if developed. The flood risk zones are also on the roads around the land which could impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The north section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.

Site Criteria	21Fel15
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south of Boxted Wood, 500m – 1,000m south west of Blackbush Wood and 500m – 1,000m south east of Stebbing Green.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Sparlings Farm Pump 5m north of the House. It is located within 100m – 500m south of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.

Site Criteria	21Fel15
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm bus stop is within 800m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1256 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that the site has a frontage onto the B1256 (old A120) and side road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This site is being promoted for employment. The site has reasonable access to the strategic highway network being in close proximity to the west bound access on to the A120; but east bound access would need to be via Rayne or Dunmow. It would not be suitable to direct heavy traffic through these settlements and therefore the site may only be suitable on highway grounds if a new junction is created on to the A120. This is only likely to be provided through a new settlement proposal.

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Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Highway improvements to access the A120 east bound.

Achievability Conclusions
The achievability of the site depends on the outcome of a highways assessment and consideration of mitigation measures.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	

After March 2021	9,400m2
Number of years to develop the site?	n/k
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	n/k

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

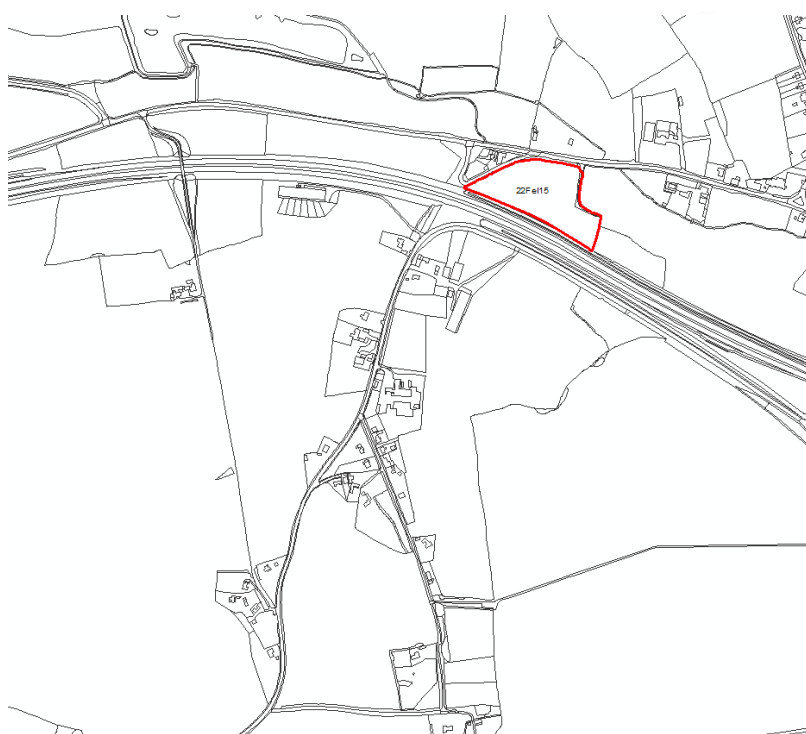
The site is available and development is achievable. The site is only suitable if an east bound access point is made onto the A120.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
21Feb15	N	?	Y					9,400

<b>Reference No.</b> 22Fel15	<b>Site Address:</b> Sparlings Farm (Site 2) Gransmore Green Felsted
<b>Current use</b>	Agricultural
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.94
<b>Developable Site Area (ha)</b>	1.5
<b>No of Houses based on SHLAA methodology</b>	Employment (6,000m2)
<b>Surrounding Land uses</b>	North - B1256 with agriculture beyond East - Agriculture South – A120 with agriculture beyond West – business/residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	Y
Employment (use class B2)	Y
Employment (use class B8)	Y
Employment (use class other)	

Site Criteria	22Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is predominantly within flood zone 1 which indicates there is no risk of flooding from rivers or the sea. The north east parcel of land to the north of the A120 has an area of flood zones 2 and 3 across the north of the land.
Does the site lie within surface water or ground water flooding zones?	The land to the south of the A120 is predominantly unaffected by surface and ground water flood zones, with small areas along the boundaries and on the land parcels. Development on these parcels could have the potential to avoid these areas, although some boundary zones on roads could impact on access. There are more significant areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones on the parcels of land to the north of the A120. The close proximity of the land to the river means the majority of the north of these parcels are covered in flood risk and would be difficult to avoid if developed. The flood risk zones are also on the roads around the land which could impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.



Site Criteria	22Fel15
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m south east of Boxted Wood, 500m – 1,000m south west of Blackbush Wood, 500m – 1,000m south east of Stebbing Green and 500m – 1,000m north of Flitch Way.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Sparlings Farm Pump 5m north of the House, within 100m – 500m south west of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.

Site Criteria	22Fel15
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1256 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that the site has a frontage onto the B1256 (old A120) and existing access via a lane off this road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	The site is currently not employment land and the development proposal is solely for employment use. There would be a net increase in this land use as a result of this development.
Will there be a net loss of retail provision?	This land is proposed for some employment development but it is unclear if this could be retail provisions.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

### Suitability Conclusions

This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This site is being promoted for employment. The site has reasonable access to the strategic highway network being in close proximity to the west bound access on to the A120; but east bound access would need to be via Rayne or Dunmow. It would not be suitable to direct heavy traffic through these settlements and therefore the site may only be suitable on highway grounds if a new junction is created on to the A120.

This is only likely to be provided through a new settlement proposal.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	Part of the site is within a flood zone and the scale of flood protection measures needed is not yet known.
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Highway improvements to access the A120 east bound.

#### Achievability Conclusions

The achievability of the site depends on the outcome of a full flood risk assessment and highways assessment and consideration of mitigation measures.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	Y

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	

Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	6000m2
Number of years to develop the site?	N/K
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	N/K

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

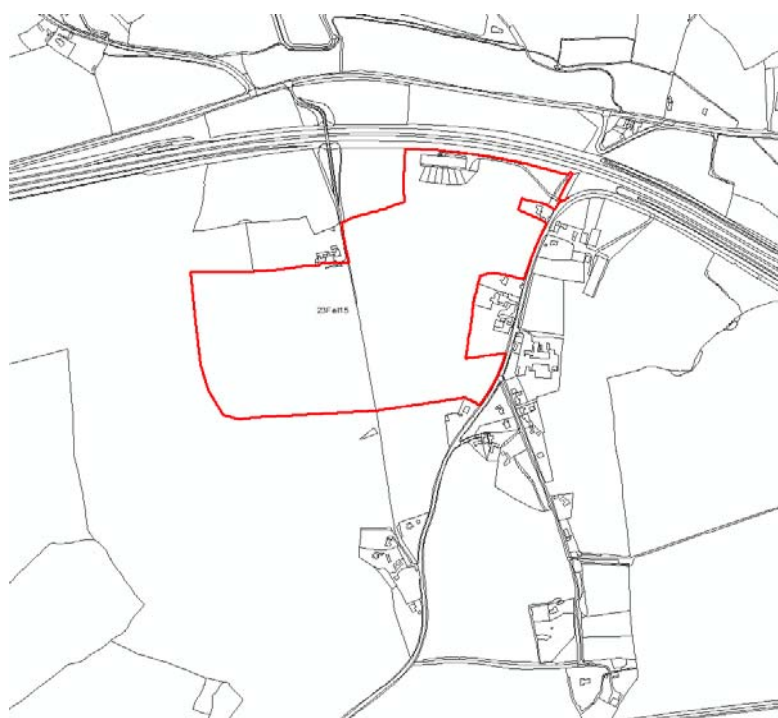
The site is available. The achievability of the site depends on the outcome of a full flood risk assessment and highways assessment. The site is only suitable if an east bound access point is made onto the A120.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
22Feb15	N	?	Y					6000m2

<b>Reference No.</b> 23Fel15	<b>Site Address:</b> Sparlings Farm (Site 3) Gransmore Green Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	20.79
<b>Developable Site Area (ha)</b>	20.79
<b>No of Houses based on SHLAA methodology</b>	374-836
<b>Surrounding Land uses</b>	North – Agriculture; A120 with agriculture beyond East – Road / residential South – Agriculture West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	288
Affordable Housing	192
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	23Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is predominantly within flood zone 1 which indicates there is no risk of flooding from rivers or the sea. The north east parcel of land to the north of the A120 has an area of flood zones 2 and 3 across the north of the land.
Does the site lie within surface water or ground water flooding zones?	The land to the south of the A120 is predominantly unaffected by surface and ground water flood zones, with small areas along the boundaries and on the land parcels. Development on these parcels could have the potential to avoid these areas, although some boundary zones on roads could impact on access. There are more significant areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones on the parcels of land to the north of the A120. The close proximity of the land to the river means the majority of the north of these parcels are covered in flood risk and would be difficult to avoid if developed. The flood risk zones are also on the roads around the land which could impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or	The site is larger than 5ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.

Site Criteria	23Fel15
Is site within MSA for brick earth or brick clay?	
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m north of Flich Way, 500m – 1,000m south of Boxted Wood and 500m – 1,000m south east of Stebbing Green.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from south to north and branches off to the east, through the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Straits Farm, less than 100m north west of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	

Site Criteria	23Fel15
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm bus stop is located on the eastern boundary of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The site has frontage to B1417 and access exists to poultry houses.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	The site is currently not employment land and the development proposal is solely for employment use. There would be a net increase in this land use as a result of this development.
Will there be a net loss of retail provision?	This land is proposed for some employment development but it is unclear if this could be retail provisions.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

Suitability Conclusions
<p>This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for about 480 houses on the west side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development, unless facilities can be provided on site which may prejudice viability. In conjunction with the other sites being promoted (08, 03, and 21 to 27Fel15) about 1100 dwellings and employment land are being proposed</p>



which could be considered as a new village, the suitability of which will be dependent upon the Council's approach to strategic sites.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Highway, schools, wastewater treatment

Achievability Conclusions
The cost of provision of the infrastructure needed to support a development of this scale needs to be considered to ensure the development remains viable.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	Y
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	

Between April 2020 and March 2021	
After March 2021	480
Number of years to develop the site?	
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

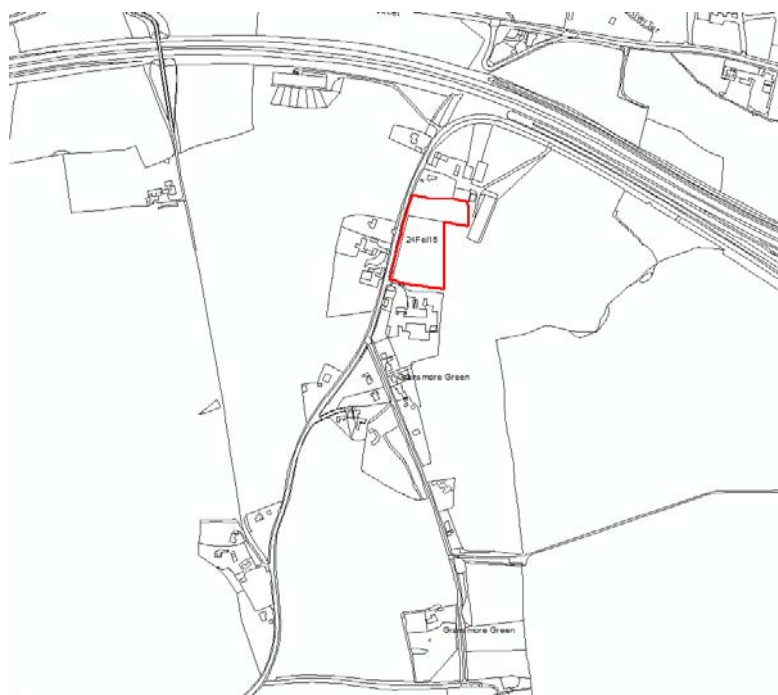
The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
23Fel15	N	?	Y					480

<b>Reference No.</b> 24Fel15	<b>Site Address:</b> Sparlings Farm (Site 4) Gransmore Green Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.11
<b>Developable Site Area (ha)</b>	1.11
<b>No of Houses based on SHLAA methodology</b>	30-50
<b>Surrounding Land uses</b>	North – farm buildings East - Agriculture South – employment West – Road with residential beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5-20
Affordable Housing	0-13
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	

Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	24Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is predominantly within flood zone 1 which indicates there is no risk of flooding from rivers or the sea. The north east parcel of land to the north of the A120 has an area of flood zones 2 and 3 across the north of the land.
Does the site lie within surface water or ground water flooding zones?	The land to the south of the A120 is predominantly unaffected by surface and ground water flood zones, with small areas along the boundaries and on the land parcels. Development on these parcels could have the potential to avoid these areas, although some boundary zones on roads could impact on access. There are more significant areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones on the parcels of land to the north of the A120. The close proximity of the land to the river means the majority of the north of these parcels are covered in flood risk and would be difficult to avoid if developed. The flood risk zones are also on the roads around the land which could impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.

Site Criteria	24Fel15
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m north of Flitch Way and 500m – 1,000m south of Boxted Road.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Sparlings Farm House, less than 100m north of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.

Site Criteria	24Fel15
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The site has a frontage onto the B1417. The call for sites information states that the site will either need a new access from this frontage or otherwise be served via the access to land to immediate east off the B1417.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for up to 33 houses on the east side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated

built form in an area characterised by loose knit ribbon development. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Feb15) about 1100 dwellings and employment land are being proposed which could be considered as a new village, the suitability of which will be dependent upon the Council's approach to strategic sites.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

Achievability Conclusions
Development of the site is achievable.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	

Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	5
Number of years to develop the site?	1
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	5

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and development is achievable. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.

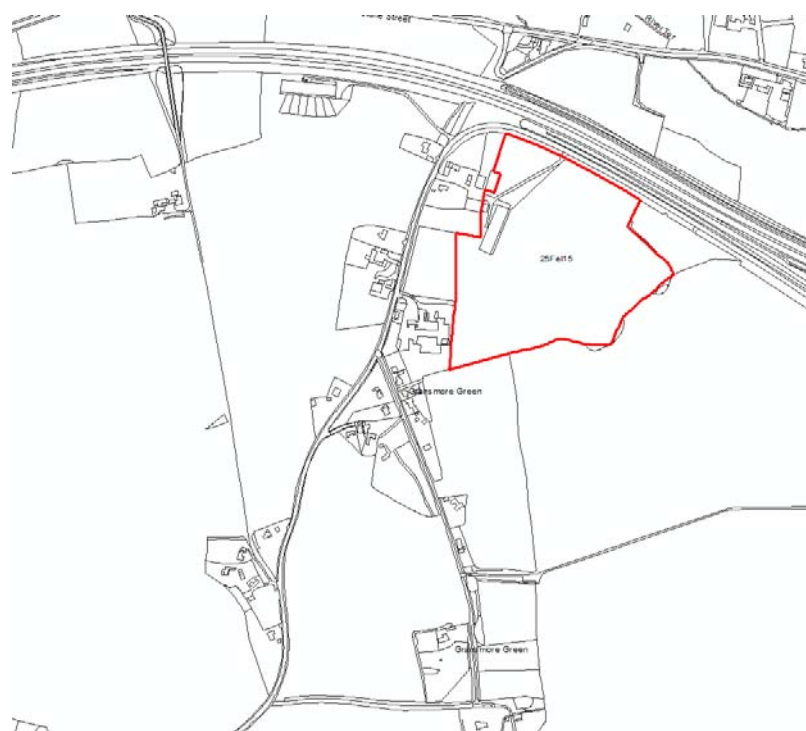
#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
24Fel15	N	Y	Y					5



<b>Reference No.</b> 25Fel15	<b>Site Address:</b> Sparlings Farm Gransmore Green Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	7.7
<b>Developable Site Area (ha)</b>	7.7
<b>No of Houses based on SHLAA methodology</b>	173-289
<b>Surrounding Land uses</b>	North - A120 with agriculture beyond East - Agriculture South – Agriculture West – Farm buildings / Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	139
Affordable Housing	92
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	25Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is predominantly within flood zone 1 which indicates there is no risk of flooding from rivers or the sea. The north east parcel of land to the north of the A120 has an area of flood zones 2 and 3 across the north of the land.
Does the site lie within surface water or ground water flooding zones?	The land to the south of the A120 is predominantly unaffected by surface and ground water flood zones, with small areas along the boundaries and on the land parcels. Development on these parcels could have the potential to avoid these areas, although some boundary zones on roads could impact on access. There are more significant areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones on the parcels of land to the north of the A120. The close proximity of the land to the river means the majority of the north of these parcels are covered in flood risk and would be difficult to avoid if developed. The flood risk zones are also on the roads around the land which could impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.

Site Criteria	25Fel15
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 500m – 1,000m north of Flitch Way, 500m – 1,000m south east of Boxted Wood and 500m – 1,000m south west of Blackbush Wood.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the southern and eastern boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Sparlings Farm Pump 5m north of the House, within 100m west of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.

Site Criteria	25Fel15
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm is within 800m west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that the site has frontage to B1417 and can be accessed by vehicles from there.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for about 230 houses on the east side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet. On its own the site is

considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Feb15) about 1100 dwellings and employment land is being proposed which could be considered as a new village, the suitability of which will be dependent upon the Council's approach to strategic sites.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Highway, schools, wastewater treatment

Achievability Conclusions
The cost of provision of the infrastructure needed to support a development of this scale needs to be considered to ensure the development remains viable.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	

Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	231
Number of years to develop the site?	n/k
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	n/k

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

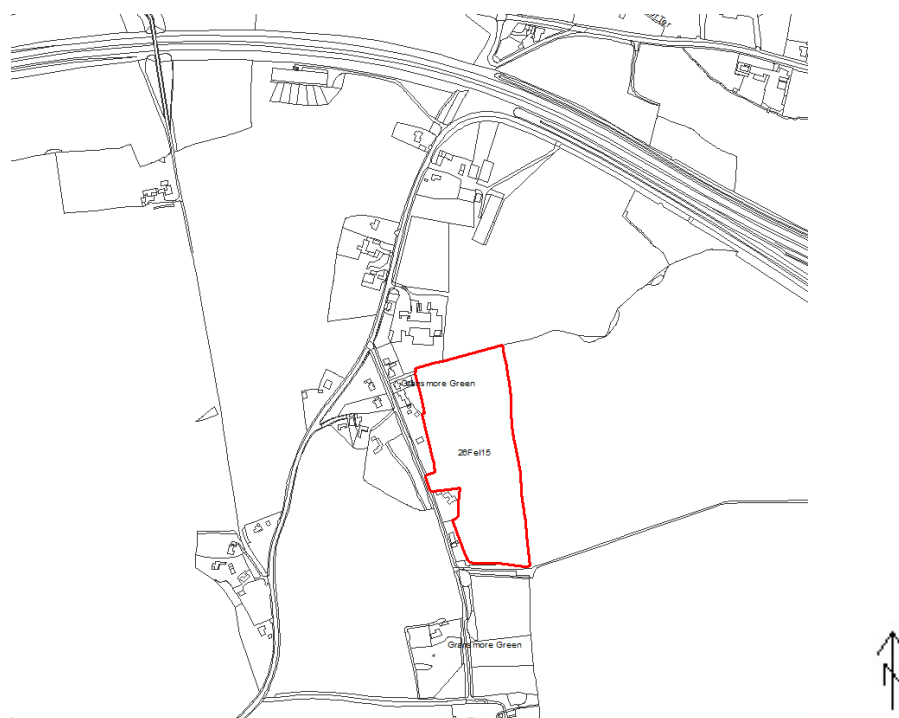
The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
25Feb15	N	?	Y					231

<b>Reference No.</b> 26Fel15	<b>Site Address:</b> Sparlings Farm (Site 6) Gransmore Green Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	3.88
<b>Developable Site Area (ha)</b>	3.88
<b>No of Houses based on SHLAA methodology</b>	87-146
<b>Surrounding Land uses</b>	North - Employment / agriculture East - residential South – grassland West – Residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	70
Affordable Housing	46
Self-Build / Custom Build	
Housing for older people (use class C3)	

Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	26Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is predominantly within flood zone 1 which indicates there is no risk of flooding from rivers or the sea. The north east parcel of land to the north of the A120 has an area of flood zones 2 and 3 across the north of the land.
Does the site lie within surface water or ground water flooding zones?	The land to the south of the A120 is predominantly unaffected by surface and ground water flood zones, with small areas along the boundaries and on the land parcels. Development on these parcels could have the potential to avoid these areas, although some boundary zones on roads could impact on access. There are more significant areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones on the parcels of land to the north of the A120. The close proximity of the land to the river means the majority of the north of these parcels are covered in flood risk and would be difficult to avoid if developed. The flood risk zones are also on the roads around the land which could impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.



Site Criteria	26Fel15
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 3ha and smaller than 5ha. It is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 5000m north of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the northern boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Brook Cottage within 100m west of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.

Site Criteria	26Fel15
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm bus stop is within 800m north west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 1,000m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that the site has frontage to the road and has a vehicular access. The lane is not suitable for large scale traffic so a new access to the site will likely need to be considered
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

### Suitability Conclusions

This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for about 116 houses on the west side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of

development disproportionate to the size of the hamlet. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Feb15) about 1100 dwellings and employment land are being proposed which could be considered as a new village, the suitability of which will be dependent upon the Council's approach to strategic sites.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Highway, schools, wastewater treatment

Achievability Conclusions
The cost of provision of the infrastructure needed to support a development of this scale needs to be considered to ensure the development remains viable.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	

	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	116
Number of years to develop the site?	n/k
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	n/k

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

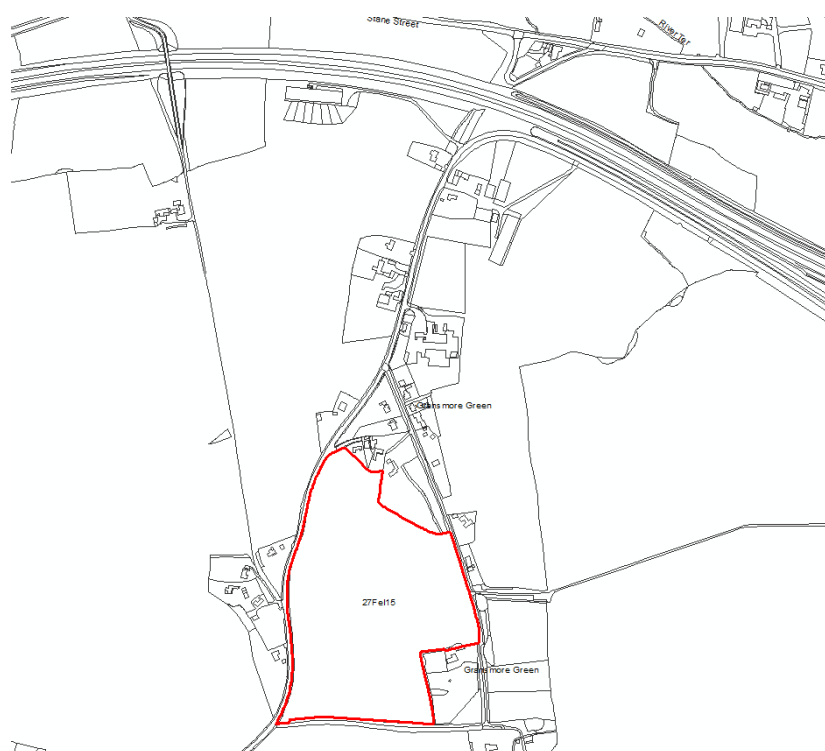
The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
26Fel15	N	?	Y					116

<b>Reference No.</b> 27Fel15	<b>Site Address:</b> Sparlings Farm (Site 7) Gransmore Green Felsted
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	8.23
<b>Developable Site Area (ha)</b>	8.23
<b>No of Houses based on SHLAA methodology</b>	185-309
<b>Surrounding Land uses</b>	North - Residential East – Residential / road with residential beyond South – Agriculture West – road with residential / Agriculture beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	148
Affordable Housing	98

Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	27Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is predominantly within flood zone 1 which indicates there is no risk of flooding from rivers or the sea. The north east parcel of land to the north of the A120 has an area of flood zones 2 and 3 across the north of the land.
Does the site lie within surface water or ground water flooding zones?	The land to the south of the A120 is predominantly unaffected by surface and ground water flood zones, with small areas along the boundaries and on the land parcels. Development on these parcels could have the potential to avoid these areas, although some boundary zones on roads could impact on access. There are more significant areas of 1 in 30, 1 in 100 and 1 in 1000 flood risk zones on the parcels of land to the north of the A120. The close proximity of the land to the river means the majority of the north of these parcels are covered in flood risk and would be difficult to avoid if developed. The flood risk zones are also on the roads around the land which could impact on access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The northern section of the site is within an area more susceptible to poor air quality due to its proximity with the A120.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.

Site Criteria	27Fel15
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is fully within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north of Flitch Way.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from west to east through the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the B16 Felsted Farmland Plateau category of the Landscape Character Assessment. It has a low to moderate sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Great Greenfields, within 100m east of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.

Site Criteria	27Feb15
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The Gatehouse Farm bus stop is within 800m north of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The call for sites information states that the site has frontage to the B1417 to the west and a local lane to the east and has a vehicular access. It adds that the B1417 can provide a new access point.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

### Suitability Conclusions

This is a greenfield site and one of 8 sites being promoted around Gransmore Green. This proposal is for about 246 houses on the west side of the hamlet. Gransmore Green is characterised by a loose knit collection of houses and farm buildings. The site is not within walking/cycling distance of the village services in Watch House



Green and Felsted village. Development of the site would introduce a consolidated built form in an area characterised by loose knit ribbon development; and a scale of development disproportionate to the size of the hamlet. On its own the site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. In conjunction with the other sites being promoted (08, 03, and 21 to 27Fel15) about 1100 dwellings and employment land are being proposed which could be considered as a new village, the suitability of which will be dependent upon the Council's approach to strategic sites.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	none
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	none
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	Highway, schools, wastewater treatment

#### Achievability Conclusions

The cost of provision of the infrastructure needed to support a development of this scale needs to be considered to ensure the development remains viable.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	Y

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	Y
Within a period of 10-15 years ie 2027 – 2033	

After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	246
Number of years to develop the site?	n/k
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	n/k

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
27Feb15	N	?	Y					246

<b>Reference No.</b> 28Fel15	<b>Site Address:</b> Land west of Chelmsford Road
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.62
<b>Developable Site Area (ha)</b>	1.62
<b>No of Houses based on SHLAA methodology</b>	44-73
<b>Surrounding Land uses</b>	North – grassland / paddock ? East – Road with agriculture beyond South – agriculture West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 14 Type A Village – Felsted

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	Y
Affordable Housing	
Self-Build / Custom Build	Y
Housing for older people (use	

class C3)	
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	28Fel15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The impact of flooding from rivers and the sea is unclear as the map provided does not contain enough detail to locate the site.
Does the site lie within surface water or ground water flooding zones?	The impact of flooding from surface and ground water flooding is unclear as the map provided does not contain enough detail to locate the site.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	It is unclear if the site within an area of poor air quality as the map provided is not detailed enough to locate the site.
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the AQMA.
Which ground water source protection zone does the site lie within?	The site is not within a ground water source protection zone.
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

Site Criteria	28Fel15
Proximity of Local Wildlife Site(s)	The site is more than 1,000m from a Local Wildlife Site.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	It is unclear how sensitive the site is to change as the map provided is not detailed enough to locate the development area.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m west of Leez Augustinian Priory, fishponds and Tudor mansion, Leez.
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the Grade II Listed Blackhorse Cottage, less than 100m south east of the site.
Distance from Conservation Area	The site is more than 1,000m from a Conservation Area.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a GP surgery.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The site is more than 800m from a public transport node.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.

Site Criteria	28Fel15
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is more than 800m from a GP surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is more than 4.8km from a secondary school. No additional secondary school provisions are proposed.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable access route exists to the B1417 and the site is in relatively close proximity to access to the A120 at Great Dunmow. The site has access to Chelmsford Road (B1417).
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	It is unclear if there would be a net loss of recreational land as a result of this site as the Call for Sites form does not provide a current use for the site.
Will there be a net loss of employment land?	It is unclear if there would be a net loss of employment land as a result of this site as the Call for Sites form does not provide a current use for the site.
Will there be a net loss of retail provision?	It is unclear if there would be a net loss of retail land as a result of this site as the Call for Sites form does not provide a current use for the site.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This is a greenfield site which is located south of Causeway End. It does not adjoin the development limits and is separated from the development limits by four detached properties in large grounds. The site is beyond walking and cycling distance of services and facilities in the village. Development of the site would extend the ribbon development into the countryside. The site is therefore considered unsuitable because development on this site would not contribute to sustainable patterns of development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	None
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	None
Are there any specific infrastructure requirements which	None

need to be provided which may prejudice viability?	
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<b>Achievability Conclusions</b>
Development of the site is achievable.

<b>What additional evidence has been submitted?</b>	
Flood Risk:	
Contamination	
Viability	
Transport	

<b>Assessment of Availability</b>	
<b>Ownership</b>	
Sole owner	N
Multiple owners	Y
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
<b>Availability</b>	
Before end of March 2017	Y/N
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	Y
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1-2 years
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	

<b>Availability Conclusions</b>
The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

### Conclusions 2015

The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
28Feb15	N	Y	Y					44