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# Appendix A – Individual Site Pro-formas

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## Site Assessment Proforma

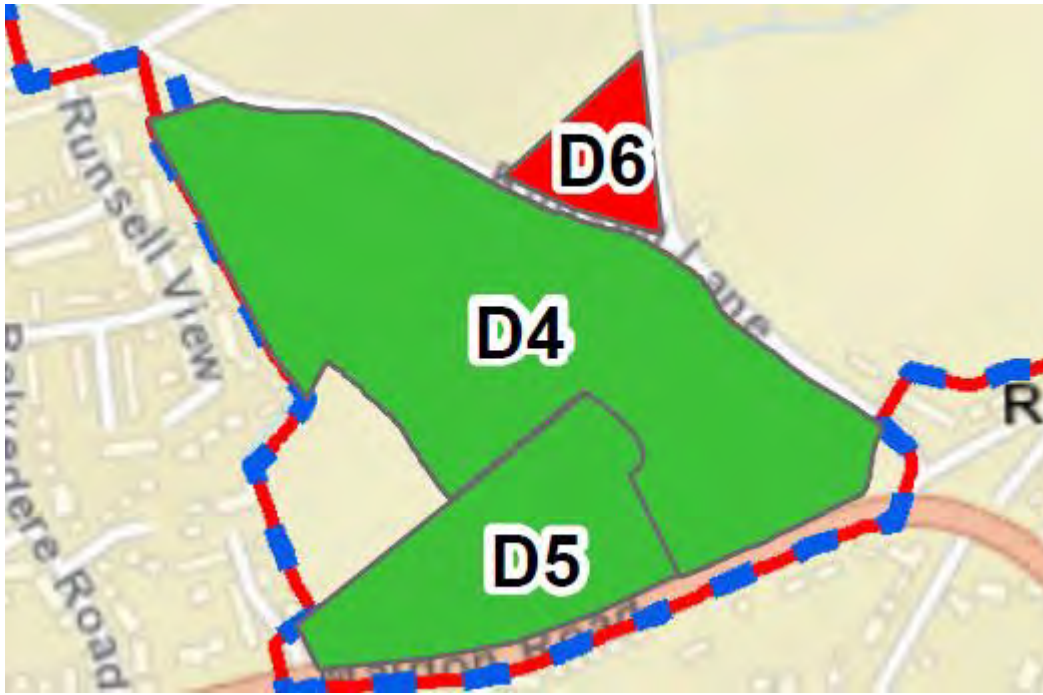
### General information

<b>Site Reference / name</b>	D4
<b>Site Address (or brief description of broad location)</b>	Land off Runsell Lane
<b>Current use</b>	Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	6.7 Ha
<b>SHLAA site reference (if applicable)</b>	SHLAA Site 292 - Land north of A414 Maldon Road, and south west of Runsell Lane, Danbury Essex. CM3 4QZ
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Call for Sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Yes – site submitted to Call for Sites consultation.

### Context

Is the site: Greenfield Brownfield	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<p><b>16/01810/OUT:</b> Outline planning application for up to 140 residential dwellings (including up to 35% affordable housing), introduction of structural planting &amp; landscaping, informal public open space &amp; children's play area, surface water flood mitigation &amp; attenuation, 2 no. vehicular access points: 1 no. from Maldon Road &amp; 1 no. from Runsell Lane and associated ancillary works. All matters to be reserved with the exception of main site access<sup>1</sup>.</p> <p><b>Status:</b> Application refused, appeal dismissed.            Planning appeal (decision issued on 5<sup>th</sup> March 2018) dismissed on the following grounds:</p> <ul style="list-style-type: none"> <li>- failure to accord with the spatial strategy of the development plan,</li> <li>- adverse impact on the intrinsic character and beauty of the countryside,</li> <li>- harm to a heritage asset (Garlands Farmhouse, Grade II listed building) which outweighed the benefits of the scheme, and</li> <li>- adverse impact on nearby SSSIs which outweighed the benefits of the scheme.</li> </ul>			

<sup>1</sup> <https://publicaccess.chelmsford.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=OEOKBJBRJ7N00>



## Suitability

<i>Suitability</i>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N)</b> (provide details)	No			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Some impact</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with	See main report.	

appropriate mitigation.  High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.		
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<b>Loss of agricultural land</b>	Grade II Agricultural Land

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact, mitigation possible</b></p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Garlands Farmhouse, Grade II, is adjacent to the site.</p> <p>Within the vicinity of the site are four listed buildings:</p> <ul style="list-style-type: none"> <li>• The Anchor Inn, Grade II</li> <li>• Gill House, Grade II</li> <li>• Barn at the Rear of Gill House, Grade II</li> </ul> <p>It is likely that with sensitive design, mitigation would be possible.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
		For this section of the site assessment the Chelmsford Star Co-Operative is referred to as the centre of town, which is surrounded by the primary school, pubs, restaurants and social centre. The closest secondary school to the village is The Sandon School approximately 5km to the west in the outskirts of Chelmsford. In terms of healthcare facilities, the nearest NHS hospital with A&E is Broomfield Hospital approximately 16km to the north-west, however there is a GP within Danbury. Key employment is within the City of Chelmsford 8km west of Danbury.
<b>Town / local centre / shop</b>	<b>400-1200m</b>	Chelmsford Star Co-operative Danbury is 1.2km west of the site.
<b>Bus Stop</b>	<b>&lt;400m</b>	Bus stops are adjacent to the site (Danbury opp. Runsell Green and Danbury adj. Runsell Green bus stops).

Primary School	400-1200m	St Johns C of E Primary School is situated 950m west of the site.
Secondary School	>3900m	The Sandon School 5km west of Danbury.
Open Space / recreation facilities	>800m	Danbury Sports & Social Centre 1.2km to the west of the site.
GP / Hospital / Pharmacy	400-1200m	Danbury Medical Centre is 850m west of the site.
Footpath	<400m	Runs along the A414 on Maldon Road to the south of the site.
Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Some potential	<ul style="list-style-type: none"> <li>Farmland bird nesting potential.</li> <li>Scarce arable plants.</li> </ul> <p><b>Low:</b> limited surveys needed prior to planning.</p> <p>Assumption made that no hedgerows are present within this boundary.</p> <p>Site is close to a water body.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Generally flat, with some gentle undulations
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

### Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential development capacity</b>	151 dwellings (net site area, 30 dwellings per hectare) 140 dwellings (planning history)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities</li> <li>- Existing access will need upgrading but this is likely to be achievable</li> <li>- Site is of high landscape sensitivity</li> <li>- Site has low potential for protected species</li> <li>- Site is adjacent to a designated heritage asset</li> <li>- Site is in Flood Zone 1</li> </ul>



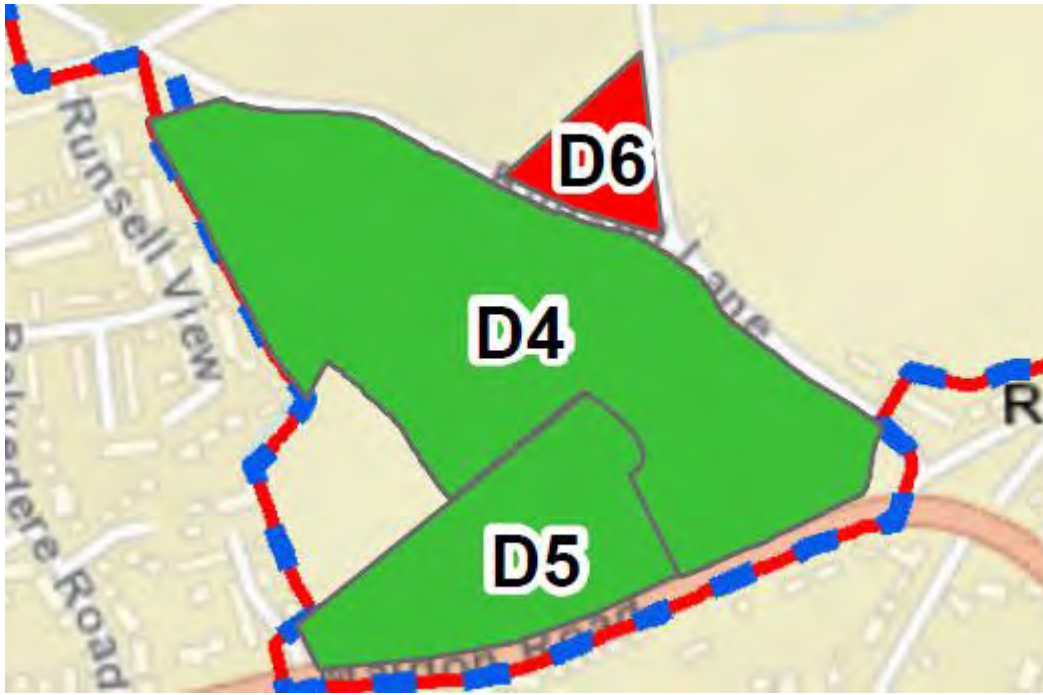
## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	D5
<b>Site Address (or brief description of broad location)</b>	Sand Pit Field (East of Little Fields, North of Maldon Road, Danbury, Essex. CM3 4UR)
<b>Current use</b>	Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	2.27 Ha
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)</b>	Call for Sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Yes – site submitted to Call for Sites consultation (10 x 'alms-houses' of not more than 68 square meters)

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None.			



## Suitability

<i>Suitability</i>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N)</b> (provide details)	No			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No impact</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features	<b>Medium sensitivity to development</b>  See main report.	

<p>that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p><b>Loss of agricultural land</b></p> <p>Grade II Agricultural Land</p>

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact, mitigation possible</b></p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Garlands Farmhouse, Grade II is 150m from the site. It is likely that with sensitive design, mitigation would be possible.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
		<p>For this section of the site assessment the Chelmsford Star Co-Operative is referred to as the centre of town, which is surrounded by the primary school, pubs, restaurants and social centre. The closest secondary school to the village is The Sandon School approximately 5km to the west in the outskirts of Chelmsford. In terms of healthcare facilities, the nearest NHS hospital with A&amp;E is Broomfield Hospital approximately 16km to the north-west, however there is a GP within Danbury. Key employment is within the City of Chelmsford 8km west of Danbury.</p>
<b>Town / local centre / shop</b>	<b>400-1200m</b>	Chelmsford Star Co-operative Danbury is 1.2km west of the site.
<b>Bus Stop</b>	<b>&lt;400m</b>	The bus stop is adjacent to the site (Danbury opp Runsell Green and Danbury adj Runsell Green).
<b>Primary School</b>	<b>400-1200m</b>	St Johns C of E Primary School is situated 950m west of the site.
<b>Secondary School</b>	<b>&gt;3900m</b>	The Sandon School is 5km west of Danbury.
<b>Open Space /</b>	<b>&gt;800m</b>	Danbury Sports & Social Centre 1.2km to the west of the site.

recreation facilities		
GP / Hospital / Pharmacy	>1200m	Danbury Medical Centre is 850m west of the site.
Footpath	<400m	Lit and runs along the A414 (Maldon Road) adjacent to the site leading in to and out of Danbury.
Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.

#### Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Some potential	<ul style="list-style-type: none"> <li>Farmland bird nesting potential.</li> <li>Scarce arable plants.</li> <li>Hedgerows with trees, provide nesting habitat for nesting birds, in particular barn owl (individual trees with open farmland of particular importance), and roosting bat potential.</li> <li>Habitats of potential importance: hedgerows.</li> </ul> <p><b>Low-Medium:</b> some ecological surveys required, however unlikely that a suite of surveys needed, mitigation and compensation likely to be required.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Generally flat with a slope to the south east.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

### Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
<b>Any other comments?</b>			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential development capacity</b>	51 dwellings (net site area, 30 dwellings per hectare) 10 dwellings (landowner information)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities</li> <li>- Existing access will need upgrading but this is likely to be achievable</li> <li>- Site is of medium landscape sensitivity</li> <li>- Site has low-medium potential for protected species</li> <li>- Site is 150m from the nearest designated heritage asset</li> <li>- Site is in Flood Zone 1</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	D7
<b>Site Address (or brief description of broad location)</b>	Land at Tyndales Farm West
<b>Current use</b>	Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	Approximately 9.0 Ha
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Call for Sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Yes – site submitted to Call for Sites consultation.

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	North section of the site subject to previous planning application. <b>17/00089/OUT:</b> Outline planning application for up to 100 dwellings with public open space, drainage and landscaping with all matters reserved expect access into the site <sup>1</sup> . <b>Status:</b> Application refused <b>Refusal:</b> Outside the defined settlement of Danbury, adverse effect on intrinsic character of the area, failed to meet satisfaction of local Highway Authority, substantial distance from Secondary School, site located in risk impact zone of SSSI's <sup>2</sup> .			

<sup>1</sup> <https://publicaccess.chelmsford.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=OJQ78NBRKN100>

<sup>2</sup>

<http://planning.chelmsford.gov.uk/Planning/StreamDocPage/obj.pdf?DocNo=6486221&PDF=true&content=obj.pdf>





## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
<ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N)</b> (provide details)	No			

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No impact</b>	<p>Site is within Flood Zone 1.</p> <p>See main report for assessment of impact on SSSIs.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	See main report.	
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land</p>	<b>Some loss</b>	Grade 3a Agricultural Land

(Grades 1, 2 or 3a)

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site or within its immediate vicinity. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Chelmsford Star Co-operative Danbury is 1.4km west of the site.
Bus Stop	<400m	The bus stops are approximately 375m northwest of the site (Danbury opp. Runsell Green and Danbury adj. Runsell Green).
Primary School	>1200m	St Johns C of E Primary School is situated 1.3km west of the site.
Secondary School	>3900m	The Sandon School is 5km west of Danbury.
Open Space / recreation facilities	>800m	Danbury Sports & Social Centre is 1.6km to the west of the site.
GP / Hospital / Pharmacy	>1200m	Danbury Medical Centre is 1.3km west of the site.
Footpath	<400m	Runs along the A414 on Maldon Road to the north of the site on the opposite side of the road.
Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.

### Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low - medium	<ul style="list-style-type: none"> <li>• Farmland bird nesting potential.</li> <li>• Scarce arable plants.</li> <li>• Hedgerows that could provide nesting bird habitat.</li> </ul> <p><b>Low-Medium:</b> some ecological surveys required, however unlikely that a suite of surveys needed, mitigation and compensation likely to be required.</p>
Public Right of Way	Yes	PRoW 217_38 Footpath crosses the site.
Existing social or community value (provide details)	No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are 11,000 volt overhead power lines which would require relevant clearances and may reduce the developable area.
Other	Part of the site is within the buffer of an existing mineral extraction site (Royal Oak, Danbury).		

### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential development capacity</b>	201 dwellings (net site area, 30 dwellings per hectare) 100 dwellings (planning history)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably located in respect of local services and facilities</li> <li>- A new access on to Maldon Road is required and likely to be achievable</li> <li>- Site is of high landscape sensitivity</li> <li>- Site has low-medium potential for protected species</li> <li>- Site is not located near any designated heritage assets</li> <li>- Site is in Flood Zone 1</li> <li>- 11,000 volt powerlines are near the site (within or adjacent to the boundary)</li> </ul>

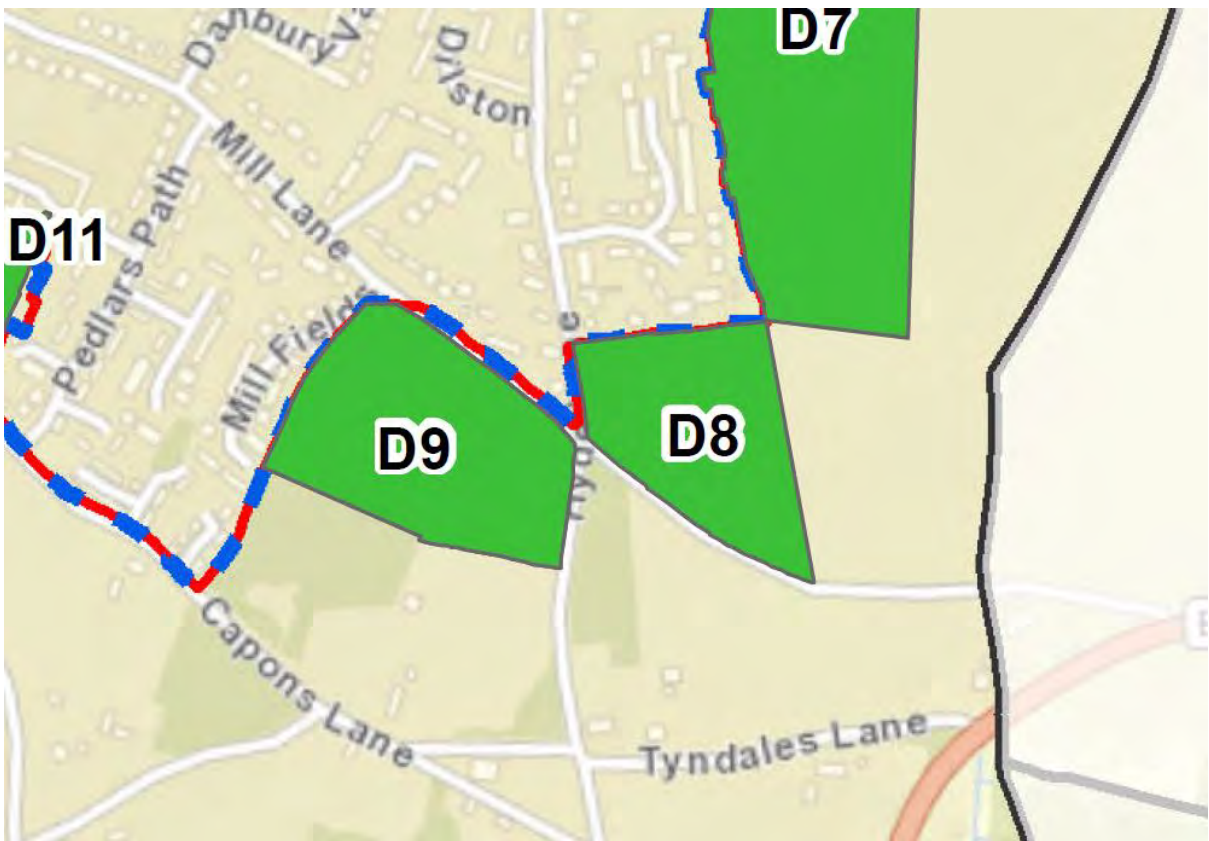
## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	D8
<b>Site Address (or brief description of broad location)</b>	Land at Tyndales Farm East
<b>Current use</b>	Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	2.5 Ha
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Call for Sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Yes – site submitted to Call for Sites consultation

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?				





## Suitability

<i>Suitability</i>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Some impact</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.  High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	See main report.	
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land	<b>Some loss</b>	Potentially Grade 3a to 2 Agricultural Land

(Grades 1, 2 or 3a)

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"><li>• Conservation area</li><li>• Scheduled monument</li><li>• Registered Park and Garden</li><li>• Registered Battlefield</li><li>• Listed building</li><li>• Known archaeology</li><li>• Locally listed building</li></ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no Listed Buildings within the site or within its immediate vicinity. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
		<p>For this section of the site assessment the Chelmsford Star Co-Operative is referred to as the centre of town, which is surrounded by the primary school, pubs, restaurants and social centre. The closest secondary school to the village is The Sandon School approximately 5km to the west in the outskirts of Chelmsford. In terms of healthcare facilities, the nearest NHS hospital with A&amp;E is Broomfield Hospital approximately 16km to the north-west, however there is a GP within Danbury. Key employment is within the City of Chelmsford 8km west of Danbury.</p>
Town / local centre / shop	>1200m	Chelmsford Star Co-operative Danbury is 1.3km north-west of the site.
Bus Stop	<400m	The nearest bus stops to the site are on Maldon Road, approximately 1km from the site (Danbury opp. Runsell Green and Danbury adj. Runsell Green bus stops).
Primary School	>1200m	St Johns C of E Primary School is situated 1.3km north-west of the site.
Secondary School	>3900m	The Sandon School is 5km west of Danbury.
Open Space / recreation facilities	>800m	Danbury Sports & Social Centre is 1.4km to the west of the site.
GP / Hospital / Pharmacy	400-1200m	Danbury Medical Centre is 1.2km north-east of the site.
Footpath	<400m	Closest footpath runs along the B1418 350m east of the site.
Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	<ul style="list-style-type: none"> <li>Farmland bird nesting potential.</li> <li>Scarce arable plants.</li> </ul> <p><b>Low:</b> likely limited surveys needed prior to planning.</p> <p>Assumption made that tree and hedgerows near boundary will not require removal.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other	Part of the site is within the buffer of an existing mineral extraction site (Royal Oak, Danbury).		

**Characteristics**

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential development capacity</b>	52 dwellings (net site area, 30 dwellings per hectare)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and poorly connected to local services and facilities from a pedestrian perspective</li> <li>- New access would be required to the site, but it is considered unlikely that a suitable access could be created</li> <li>- Site is of high landscape sensitivity</li> <li>- Site has low potential for protected species</li> <li>- Site is not located near any designated heritage assets</li> <li>- Site is in Flood Zone 1</li> <li>- Site is located within 750m of a SSSI</li> </ul>

## Site Assessment Proforma

General information	
Site Reference / name	D9
Site Address (or brief description of broad location)	Land on the south west side of Mill Lane, Danbury, Chelmsford, Essex, CM3 4LF
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential (incl. affordable housing and community facility (e.g. open space and/or sports provision))
Gross area (Ha) Total area of the site in hectares	3.35 Ha <b>Estimated Developable Site Area:</b> Approximately 2.9 ha
SHLAA site reference (if applicable)	CFS116 / CFS190)
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes

Context				
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <input type="checkbox"/>	<p><b>Brownfield</b></p> <input type="checkbox"/>	<p><b>Mixture</b></p> <input type="checkbox"/>	<p><b>Unknown</b></p> <input type="checkbox"/>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	No planning history.			



## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
<ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

## Environmental Considerations

<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Some impact</b>	The site is in Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.  High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	See main report.	



<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<b>Loss of agricultural land</b>	Grade II Agricultural Land
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### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
		For this section of the site assessment the Chelmsford Star Co-Operative is referred to as the centre of town, which is surrounded by the primary school, pubs, restaurants and social centre. The closest secondary school to the village is The Sandon School approximately 5km to the west in the outskirts of Chelmsford. In terms of healthcare facilities, the nearest NHS hospital with A&E is Broomfield Hospital approximately 16km to the north-west, however there is a GP within Danbury. Key employment is within the City of Chelmsford 8km west of Danbury.
<b>Town / local centre / shop</b>	<b>400-1200m</b>	Chelmsford Star Co-operative Danbury is 1.2km north-west of the site.
<b>Bus Stop</b>	<b>&gt;800m</b>	Bus stops are approximately 1km from the site on Maldon Road (Danbury opp. Runsell Green and Danbury adj. Runsell Green).
<b>Primary School</b>	<b>400-1200m</b>	St Johns C of E Primary School is situated 1.2km north-west of the site.
<b>Secondary School</b>	<b>&gt;3900m</b>	The Sandon School is 5km west of Danbury.
<b>Open Space / recreation facilities</b>	<b>&gt;800m</b>	Danbury Sports & Social Centre is 1.2km to the west of the site.
<b>GP / Hospital / Pharmacy</b>	<b>400-1200m</b>	Danbury Medical Centre is 1km north-west of the site.
<b>Footpath</b>	<b>&lt;400m</b>	A footpath stops at Millfield.

Key employment site (if applicable)	>1200m	Chelmsford is 8km to the west.
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*Other key considerations*

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	<ul style="list-style-type: none"> <li>• Farmland bird nesting potential.</li> <li>• Scarce arable plants.</li> <li>• Hedgerow with trees that could support roosting bats and nesting birds.</li> <li>• Woodland and hedgerows could support hazel dormouse, (a European Protected Species).</li> <li>• Habitats of potential importance: hedgerows.</li> </ul> <p><b>Medium:</b> some ecological surveys required prior to planning, with the potential for appropriate mitigation and compensation measures to be needed.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Slight gradient falling from north-west to south-east.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

### Availability

#### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems</b> such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability?</b> 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
<b>Any other comments?</b>			

## Summary

### Conclusions

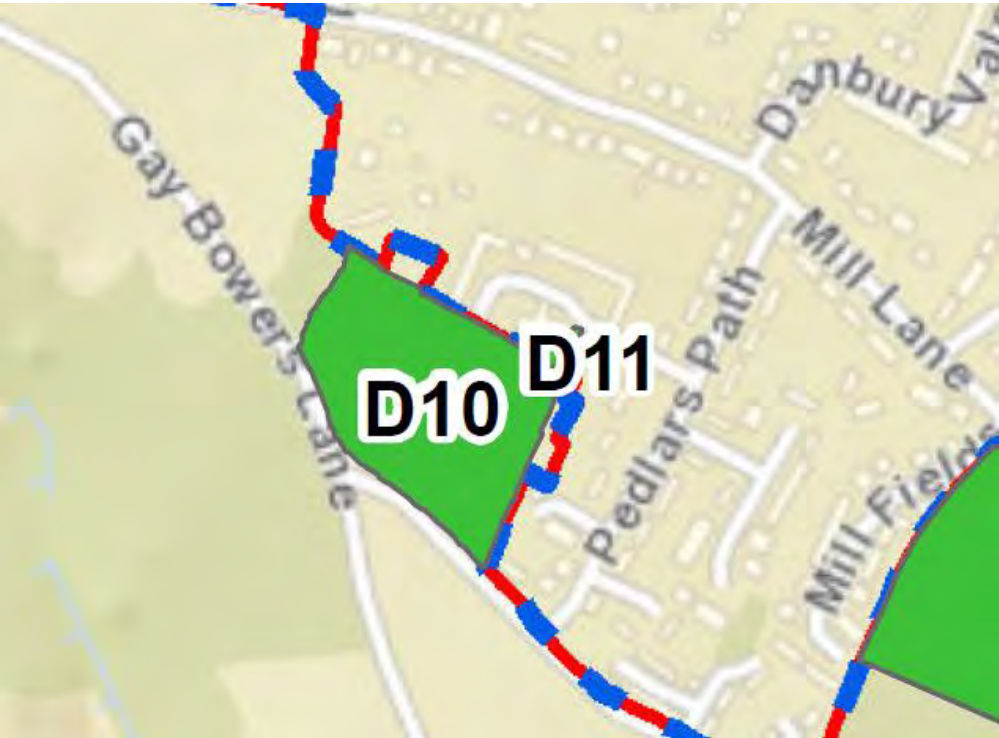
Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential development capacity</b>	75 dwellings (net site area, 30 dwellings per hectare) 77 dwellings (landowner information)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably connected to local services and facilities from a pedestrian perspective</li> <li>- New accesses would be required but it is considered this could be provided</li> <li>- Site is of medium landscape sensitivity</li> <li>- Site has medium potential for protected species</li> <li>- Site is not located near any designated heritage assets</li> <li>- Site is in Flood Zone 1</li> <li>- Site is located within 500m of a SSSI</li> </ul>

## Site Assessment Proforma

<b>General information</b>	
<b>Site Reference / name</b>	D10
<b>Site Address (or brief description of broad location)</b>	Field South of Jubilee Rise
<b>Current use</b>	Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	1.60 Ha
<b>SHLAA site reference (if applicable)</b>	CFS159
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Call for Sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Yes – site submitted to call for sites.

<b>Context</b>				
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <input checked="" type="checkbox"/>	<p><b>Brownfield</b></p> <input type="checkbox"/>	<p><b>Mixture</b></p> <input type="checkbox"/>	<p><b>Unknown</b></p> <input type="checkbox"/>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	None.			



## Suitability

<b>Suitability</b>				
<b>Is the site:</b>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
<ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

## Environmental Considerations

<b>Questions</b>	<b>Assessment guidelines</b>	<b>Observations and comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Some impact</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.  High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	See main report.	

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<b>Some loss</b>	Agricultural Land Classification Grade II land
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### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
		For this section of the site options assessment the Chelmsford Star Co-Operative is referred to as the centre of town, which is surrounded by the primary school, pubs, restaurants and social centre. The closest Secondary school to the village is The Sandon School approximately 5km to the west in the outskirts of Chelmsford. In terms of healthcare facilities, the nearest NHS hospital with A&E is Broomfield Hospital approximately 16km to the north-west, however there is a GP within Danbury. Key employment is within the City of Chelmsford 8km west of Danbury.
Town / local centre / shop	400-1200m	Chelmsford Star Co-operative Danbury is 780m north-west of the site.
Bus Stop	<400m	The bus stop is 320m north of the site and across the road (Danbury opp Runsell Green and Danbury adj Runsell Green bus stops).
Primary School	400-1200m	St Johns C of E Primary School is situated 730m north-west of the site.
Secondary School	>3900m	The Sandon School 5km west of Danbury.
Open Space / recreation facilities	400-800m	Danbury Sports & Social Centre 800m to the west of the site.
GP / Hospital / Pharmacy	400-1200m	Danbury Medical Centre is 640m north-west of the site.
Footpath	<400m	Closest footpath to the north of the site on Jubilee Rise
Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.



**Other key considerations**

Are there any known Tree Preservation Orders on the site?	Few	TPO/2006/063 to northern boundary of site.
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	<ul style="list-style-type: none"> <li>Habitats of potential importance: grassland, hedgerows and rare plants.</li> <li>Hedgerow with trees that could support roosting bats and nesting birds.</li> <li>Margins where grassland forms tussocks, has some suitability for reptiles.</li> </ul> <p><b>Medium:</b> some ecological surveys required prior to planning, with the potential for appropriate mitigation and compensation measures to be needed.</p> <p>If boundary trees and hedgerows are not removed this could be reduced to low-medium.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

## Summary

### Conclusions

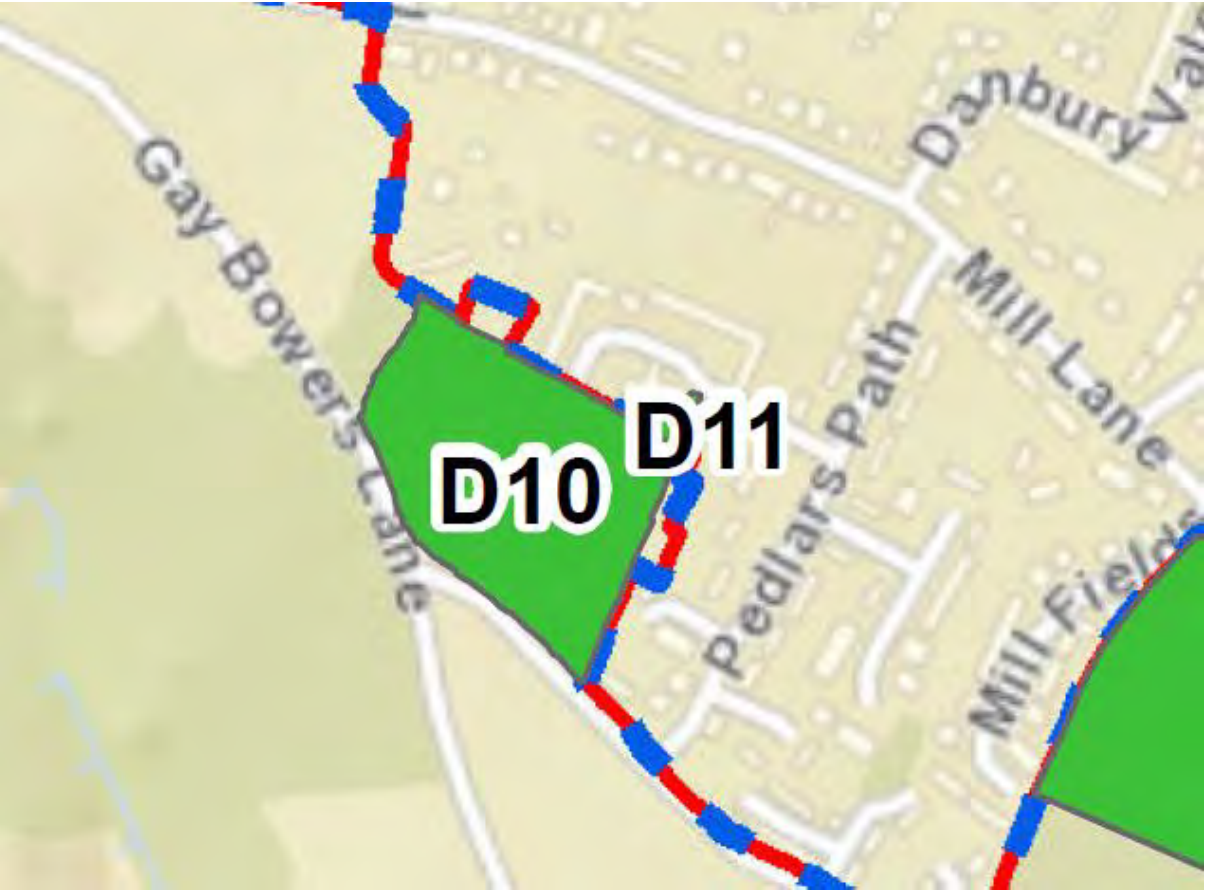
Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential development capacity</b>	37 dwellings (net site area, 30 dwellings per hectare)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield, agricultural site, outside of but adjacent to the settlement boundary and reasonably connected to local services and facilities from a pedestrian perspective</li> <li>- New access would be required which is likely to be achievable</li> <li>- Site is of medium landscape sensitivity</li> <li>- Site has medium potential for protected species</li> <li>- Site is not located near any designated heritage assets</li> <li>- Site is in Flood Zone 1</li> <li>- Site is located within 500m of a SSSI</li> </ul>

## Site Assessment Proforma

<i>General information</i>	
<b>Site Reference / name</b>	D11
<b>Site Address (or brief description of broad location)</b>	Play Area, Jubilee Rise, Danbury
<b>Current use</b>	Play Area – play equipment removed
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.02 Ha
<b>SHLAA site reference (if applicable)</b>	SLAA reference 234 (CFS243)
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)</b>	Site submitted to Chelmsford call for sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Yes – site submitted to Chelmsford call for sites.

<i>Context</i>				
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			



## Suitability

<i>Suitability</i>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

## *Environmental Considerations*

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Nearby – mitigation may be required</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.  High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	See main report	

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<b>No loss</b>	Site is previously developed land
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### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	400-1200m	Chelmsford Star Co-operative Danbury is 930km north-west of the site.
<b>Bus Stop</b>	<400m	The bus stop is 400m north of the site and across the road (Danbury opp Runsell Green and Danbury adj Runsell Green bus stops).
<b>Primary School</b>	400-1200m	St Johns C of E Primary School is situated 860m north-west of the site.
<b>Secondary School</b>	>3900m	The Sandon School 5km west of Danbury.
<b>Open Space / recreation facilities</b>	>800m	Danbury Sports & Social Centre 930m to the west of the site.
<b>GP / Hospital / Pharmacy</b>	400-1200m	Danbury Medical Centre is 770m north-west of the site.
<b>Footpath</b>	<400m	Closest footpath to the north of the site on Jubilee Rise
<b>Key employment site (if applicable)</b>	>1200m	Chelmsford 8km to the west.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	Few	TPO/2006/063 to southern boundary of site.
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	<ul style="list-style-type: none"> <li>Habitats of potential importance: hedgerows and mature trees.</li> <li>Hedgerow and mature trees that could support roosting bats and nesting birds.</li> </ul> <p><b>Low:</b> likely limited surveys needed prior to planning.</p> <p>If hedgerow and mature trees are retained, this could be reduced to <b>low-negligible</b>.</p>
Public Right of Way	No	
Existing social or community value (provide details)	Yes	Formerly a play area but play equipment has been removed.

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is an electrical sub-station to the west of the site. This may need to be relocated.

**Characteristics**

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	



## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
<b>Any other comments?</b>			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential development capacity</b>	1 dwelling (net site area, 30 dwellings per hectare)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a brownfield site within the settlement boundary and reasonably connected to local services and facilities from a pedestrian perspective</li> <li>- New access would be required which is likely to be achievable</li> <li>- Site is of low landscape sensitivity</li> <li>- Site has low potential for protected species</li> <li>- Site is not located near any designated heritage assets</li> <li>- Site is in Flood Zone 1</li> <li>- Site is located within 500m of a SSSI</li> </ul>

## Site Assessment Proforma

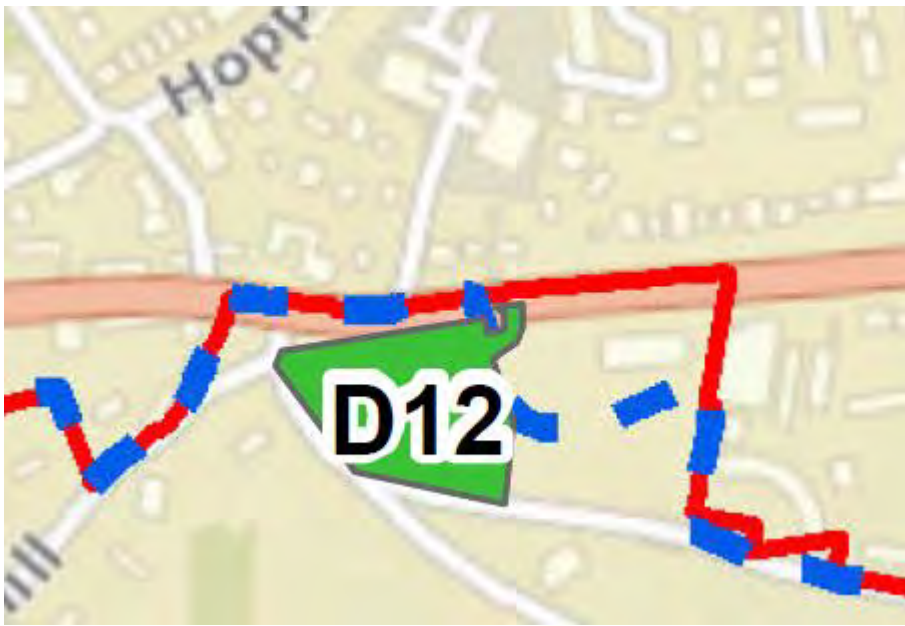
General information	
Site Reference / name	D12
Site Address (or brief description of broad location)	Bay Meadow, Land adjacent to the medical centre (Land at Maldon Road, Danbury, Chelmsford, CM3 4QL)
Current use	Paddock
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.7 Ha
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites consultation
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes

Context				
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <input checked="" type="checkbox"/>	<p><b>Brownfield</b></p> <input type="checkbox"/>	<p><b>Mixture</b></p> <input type="checkbox"/>	<p><b>Unknown</b></p> <input type="checkbox"/>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p><b>16/01770/FUL</b> – Construction of a 72 bed care home, together with 22 car parking spaces and landscaping.  <b>Status</b> – Refused<sup>1</sup>. Located outside defined settlement boundary, refused to protect rural countryside, harm to designated heritage asset, site could provide suitable habitat for reptile species<sup>2</sup>.  <b>Appeal</b> - Dismissed<sup>3</sup></p>			

<sup>1</sup> <https://publicaccess.chelmsford.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=OECR9KBRJ4300>

<sup>2</sup> <http://planning.chelmsford.gov.uk/Planning/StreamDocPage/obj.pdf?DocNo=6240802&PDF=true&content=obj.pdf>

<sup>3</sup> <http://planning.chelmsford.gov.uk/Planning/StreamDocPage/obj.pdf?DocNo=6700729&PDF=true&content=obj.pdf>



## Suitability

<i>Suitability</i>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

## *Environmental Considerations*

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Adjacent/nearby</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.  High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	See main report.	

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<b>No loss</b>	Site is not currently farmed.
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### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact, mitigation possible</b></p>	<p>There are no Listed Buildings within the site. The site is not a Registered Park or Garden.</p> <p>The site is within a Conservation Area. Immediately west of the site are:</p> <ul style="list-style-type: none"> <li>• Hill House, Grade II</li> <li>• Kyrtils Cottage, Grade II</li> <li>• 24 and 24a Maldon Road, Grade II</li> <li>• Belvedere House, Grade II</li> <li>• The Cottage, Grade II</li> </ul> <p>It is likely that with sensitive design, mitigation would be possible.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Chelmsford Star Co-operative Danbury is 350m west of the site.
Bus Stop	<400m	The bus stop is 150m west of the site (4 bus stops surround Eves Corner).
Primary School	<400m	St Johns C of E Primary School is situated 320m north-west of the site.
Secondary School	>3900m	The Sandon School 5km west of Danbury.
Open Space / recreation facilities	400-800m	Danbury Sports & Social Centre 420m to the west of the site.

GP / Hospital / Pharmacy	<400m	Danbury Medical Centre is 100m east of the site.
Footpath	<400m	Runs along Maldon road adjacent to the site.
Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High	<ul style="list-style-type: none"> <li>Habitats of potential importance: hedgerows, woodland, rare plants and mature trees.</li> <li>Woodland could support roosting bats and nesting birds.</li> <li>Scrub and grassland mosaic could support reptiles.</li> <li>Invertebrates: Habitat suitable for assemblages of butterflies, moths and beetles.</li> </ul> <p><b>High:</b> number of ecological surveys required prior to planning and considerable mitigation and avoidance measures likely to be needed.</p> <p>If the woodland is retained, this could be reduced to <b>Medium</b>.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	Site is within 500 of the Danbury AQMA		

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Generally flat, falls away to the northwest.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

### Availability

#### Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			



## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential development capacity</b>	18 dwellings (net site area, 30 dwellings per hectare)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield site, outside of but adjacent to the settlement boundary and well connected to local services and facilities from a pedestrian perspective</li> <li>- New access would be required which is likely to be achievable</li> <li>- Site is of medium landscape sensitivity</li> <li>- Site has high potential for protected species</li> <li>- Site is located to designated heritage assets (and is within a Conservation Area)</li> <li>- Site is in Flood Zone 1</li> <li>- Site is located within 500m of a SSSI</li> </ul>

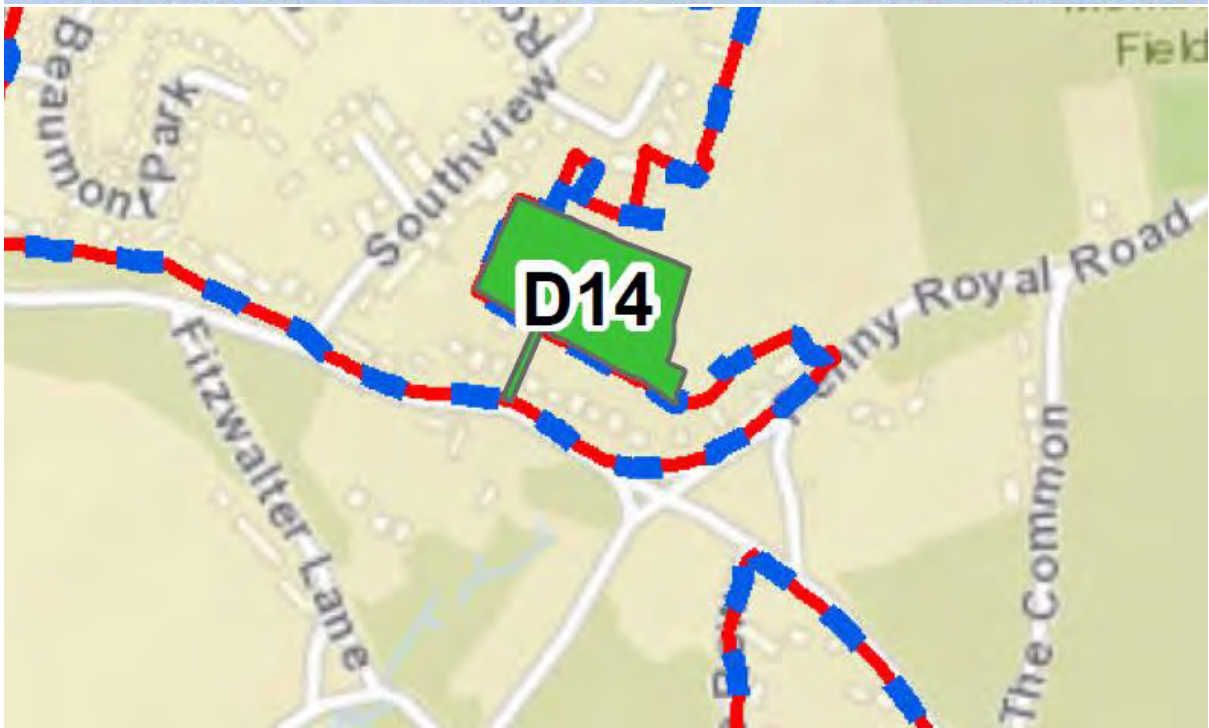
## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	D14
<b>Site Address (or brief description of broad location)</b>	Danecroft, Woodhill Road
<b>Current use</b>	House and garden
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	1.0 Ha
<b>SHLAA site reference (if applicable)</b>	CFS188
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Call for Sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Yes

### Context

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p><b>10/00102/OUT</b> was refused in March 2010 and subsequently appealed. Although the appeal was dismissed this simply reflected the policy at the time which classed the site as countryside outside the settlement boundary. The Local and Neighbourhood Plans provide the opportunity to review this with reference to both an objective assessment of countryside / settlement limits and the contribution which the site can demonstrably make to the identified housing requirement.</p>			



## Suitability

<i>Suitability</i>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Some impact</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained  Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);  High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	See main report.	

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<b>Some loss</b>	Agricultural Land Classification Grade II land
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### Heritage considerations

Question	Assessment guidelines	Comments
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact, mitigation possible</b>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Immediately southeast of the site is The Poplars, Grade II listed and slightly further east of the site is The Cricketers Public House, Grade II listed.</p> <p>It is likely that with sensitive design, mitigation would be possible.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Chelmsford Star Co-operative Danbury is 640m north-east of the site.
Bus Stop	<400m	The bus stop is 160m east of the site (Danbury Common).
Primary School	400-1200m	Danbury Park Community Primary School is situated 670m north-west of the site.
Secondary School	>3900m	The Sandon School 5km west of Danbury.
Open Space / recreation facilities	<400m	Danbury Sports & Social Centre 400m to the east of the site.
GP / Hospital / Pharmacy	<400m	Danbury Medical Centre is 770m north-east of the site.
Footpath	<400m	Runs along Woodhill Road south of the site.

Key employment site (if applicable)	>1000m	Chelmsford 8km to the west.
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### Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	<ul style="list-style-type: none"> <li>Residential properties and existing out-house buildings such as stables could roosting bats, nesting birds, in particular barn owl.</li> <li>Mature trees present could support roosting bats and breeding birds.</li> <li>Hedgerows could support breeding birds.</li> <li>Habitats of potential importance-hedgerows and mature trees.</li> </ul> <p><b>Medium:</b> some ecological surveys required prior to planning, with the potential for appropriate mitigation and compensation measures to be needed.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development	No

would be large enough to significantly change size and character of settlement	
Other (provide details)	

## Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential development capacity</b>	24 dwellings (net site area, 30 dwellings per hectare) 7 dwellings (landowner information)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a mixture of greenfield and brownfield land, outside of but adjacent to the settlement boundary and reasonably connected to local services and facilities from a pedestrian perspective</li> <li>- Planning permission has been granted for an upgraded access</li> <li>- Site is of medium landscape sensitivity</li> <li>- Site has medium potential for protected species</li> <li>- Site is located to close designated heritage assets</li> <li>- Site is in Flood Zone 1</li> <li>- Site is located within 500m of a SSSI</li> </ul>



## Site Assessment Proforma

General information	
Site Reference / name	D15
Site Address (or brief description of broad location)	Well Lane Industrial Area
Current use	Industrial/commercial
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.5 Ha
SHLAA site reference (if applicable)	CFS274
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes – site submitted to Call for Sites consultation.

Context				
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <input type="checkbox"/>	<p><b>Brownfield</b></p> <input checked="" type="checkbox"/>	<p><b>Mixture</b></p> <input type="checkbox"/>	<p><b>Unknown</b></p> <input type="checkbox"/>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p><b>12/01414/FUL:</b> Retrospective change of use to an open plan gym from an open plan picture framer<sup>1</sup>. <b>Status:</b> permitted <b>82/1482:</b> Change of use to warehousing with ancillary light industrial and office space<sup>2</sup>. <b>Status:</b> Permitted</p>			

<sup>1</sup> <https://publicaccess.chelmsford.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=MA8LLSBR0NX00>

<sup>2</sup> <https://publicaccess.chelmsford.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=ZZZZXGBRXD875>



## Suitability

<i>Suitability</i>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Adjacent/nearby</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.  Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.  High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	See main report.	
<b>Agricultural Land</b>	<b>No loss</b>	Brownfield site.

Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Some impact, and/or mitigation possible</p>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden. However, the site is adjacent to Danbury Park, a Grade II Registered Park and Garden. It is likely that with sensitive design, mitigation would be possible.</p>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
		<p>For this section of the site options assessment the Chelmsford Star Co-Operative is referred to as the centre of town, which is surrounded by the primary school, pubs, restaurants and social centre. The closest Secondary school to the village is The Sandon School approximately 5km to the west in the outskirts of Chelmsford. In terms of healthcare facilities, the nearest NHS hospital with A&amp;E is Broomfield Hospital approximately 16km to the north-west, however there is a GP within Danbury. Key employment is within the City of Chelmsford 8km west of Danbury.</p>
Town / local centre / shop	400-1200m	Chelmsford Star Co-operative Danbury is 930m, west of the site.
Bus Stop	<400m	The bus stop is 260m north-west of the site and across the road (Danbury o/s The Bell and Danbury opp The Bell bus stops).
Primary School	<400m	Danbury Park Community Primary School 180m west of the site.
Secondary School	>3900m	The Sandon School 5km west of Danbury.
Open Space / recreation facilities	400-800m	Danbury Sports & Social Centre 760m to the east of the site.
GP / Hospital / Pharmacy	>1200m	Danbury Medical Centre is 1,300m east of the site.
Footpath	<400m	Runs along Well lane to the west of the site.
Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	<ul style="list-style-type: none"> <li>Warehouse buildings could support roosting bats, although the likelihood of this is considered low because the buildings are operational.</li> <li>Habitats of potential importance: hedgerows.</li> </ul> <p><b>Low:</b> likely limited surveys needed prior to planning.</p>
Public Right of Way	No	
Existing social or community value (provide details)	Yes	Site offers employment as well as recreational opportunities (gym).

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential as brownfield site, mitigation likely.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Any other comments?</b>			

## Summary

### Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
<b>Potential development capacity</b>	12 dwellings (net site area, 30 dwellings per hectare)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a brownfield site within the settlement boundary and reasonably located in respect of local services and facilities</li> <li>- Development of this site for housing would result in the loss of employment floorspace</li> <li>- Existing access may need upgrading and this is likely to be achievable</li> <li>- Site is of low landscape sensitivity</li> <li>- Site has low potential for protected species</li> <li>- Site is adjacent to a designated heritage asset</li> <li>- Site is in Flood Zone 1</li> <li>- Site is within 500m of Danbury Common SSSI</li> </ul>

## Site Assessment Proforma

### General information

<b>Site Reference / name</b>	D20 (18SLAA4)
<b>Site Address (or brief description of broad location)</b>	Land North of Elm Green Lane
<b>Current use</b>	Agriculture
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	12 Ha
<b>SHLAA site reference (if applicable)</b>	
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Estimated Developable Site Area: 6 ha

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?				





## Suitability

<i>Suitability</i>				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	See main report.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No.			

## *Environmental Considerations*

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Adjacent/nearby</b>	Site is within Flood Zone 1.  See main report for assessment of impact on SSSIs.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained  Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);  High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.	See main report.	

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	<b>Some loss</b>	Agricultural Land Classification Grade II land
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### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Some impact, mitigation possible</b>	<p>There are no Listed Buildings within the site. The site is not within a Conservation Area. The site is not a Registered Park or Garden.</p> <p>Within the vicinity of the site are four listed buildings approximately 50m south:</p> <ul style="list-style-type: none"> <li>• Elm Green Farmhouse Grade II</li> </ul>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<b>400-1200m</b>	Chelmsford Star Co-operative Danbury is 850m east of the site.
Bus Stop	<b>&lt;400m</b>	The bus stop is 220m south of the site (The Memorial / The Spinney)
Primary School	<b>&lt;400m</b>	Danbury Park Community Primary School is situated 390m south of the site.
Secondary School	<b>&gt;3900m</b>	The Sandon School 5km west of Danbury.
Open Space / recreation facilities	<b>&gt;800m</b>	Danbury Sports & Social Centre 1.1km to the east of the site.
GP / Hospital / Pharmacy	<b>400-1200m</b>	Danbury Medical Centre is 1.0km east of the site.
Footpath	<b>&lt;400m</b>	Runs along A414 250m south-east of the site.

Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.
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*Other key considerations*

Are there any known Tree Preservation Orders on the site?	Unknown	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High	<ul style="list-style-type: none"> <li>Woodland could support roosting bats and nesting birds.</li> <li>Scrub, tall ruderal and rough grassland could have the potential to support reptiles.</li> <li>Woodland and hedgerows could support hazel dormouse.</li> <li>Farmland bird nesting potential.</li> <li>Scarce arable plants.</li> <li>Invertebrates: Habitat suitable for assemblages of butterflies, moths and beetles.</li> <li>Habitats of potential importance- woodland, rare plants, mature trees and hedgerows.</li> </ul> <p><b>High:</b> number of ecological surveys required prior to planning and considerable mitigation and avoidance measures likely to be needed.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Characteristics

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

### Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Up to 5 years
<b>Any other comments?</b>	<b>Utilities:</b> Main Water Supply Main Sewerage Electrical Supply Gas Supply Public Highway Telecommunications		

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input checked="" type="checkbox"/>
<b>Potential development capacity</b>	270 dwellings (net site area, 30 dwellings per hectare)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a greenfield, agricultural site outside of and adjacent to the settlement boundary and poorly connected to local services and facilities</li> <li>- New access would be required to the site, but it is considered unlikely that a suitable access could be created</li> <li>- Site is of high landscape sensitivity</li> <li>- Site has high potential for protected species</li> <li>- Site is 50m from a designated heritage asset</li> <li>- Site is in Flood Zone 1</li> </ul>

## Site Assessment Proforma

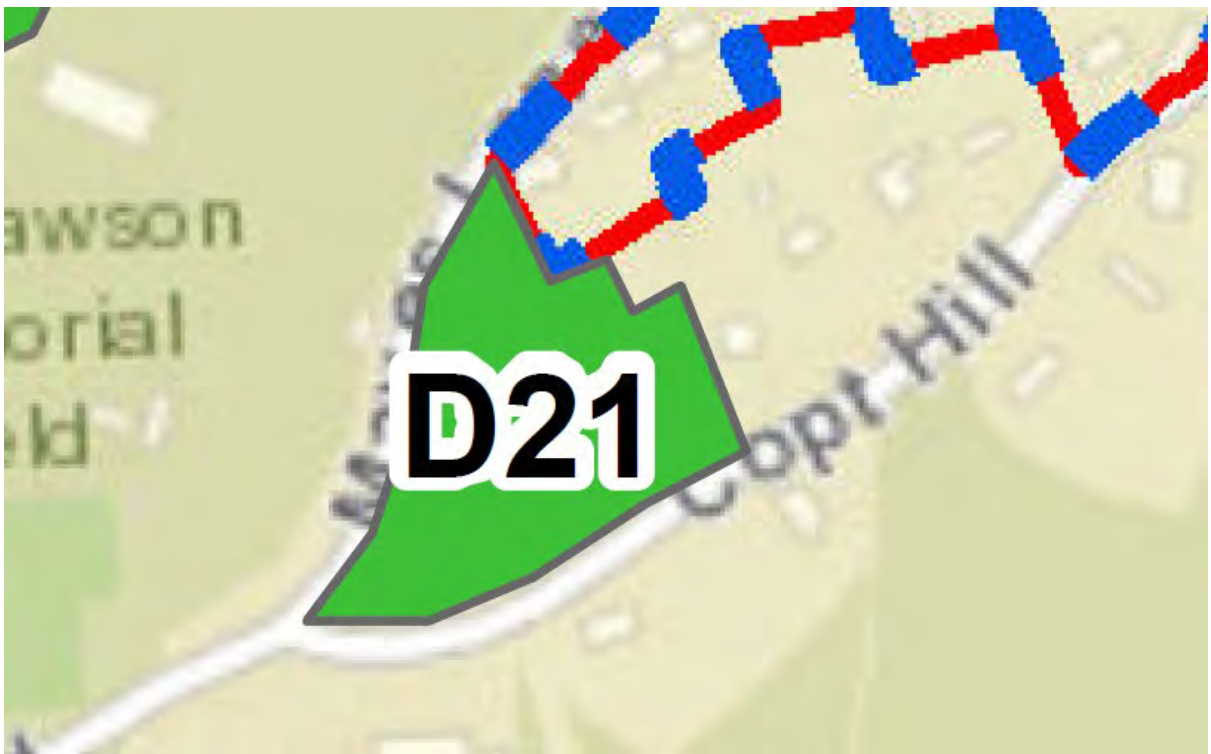
### General information

<b>Site Reference / name</b>	D21 (D13)
<b>Site Address (or brief description of broad location)</b>	Land at Copt Hill / Mayes Lane (Mayesfield, Mayes lane, Danbury, Chelmsford, CM34NJ)
<b>Current use</b>	C3 Dwelling houses, small businesses at home, communal housing of elderly and disabled people
<b>Proposed use (in Neighbourhood Plan)</b>	Residential / Self-build
<b>Gross area (Ha)</b> Total area of the site in hectares	0.91 ha
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Call for Sites
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	<b>Estimated Developable Site Area:</b> 0.91 ha

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<b>08/00091/FUL:</b> Swimming pool and enclosure. <b>Status:</b> Permitted <sup>1</sup> .			

<sup>1</sup> <https://publicaccess.chelmsford.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>





## Suitability

Suitability				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	See main report.			
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	No			

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>Some impact</b>	<p>Site is within Flood Zone 1.</p> <p>See main report for assessment of impact on SSSIs.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	See main report.	
<b>Agricultural Land</b>	<b>No loss</b>	Not agricultural land.

Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)

### Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Some impact, and/or mitigation possible</p>	<p>The site is adjacent to the Danbury Conservation area<sup>2</sup>.</p> <p>There are no Listed Buildings within the site. The site is not a Registered Park or Garden.</p> <p>To the north of the site are two listed buildings:</p> <ul style="list-style-type: none"> <li>• 12 and 14 Maldon Road</li> <li>• 8, Maldon Road</li> </ul>

### Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
		<p>For this section of the site options assessment the Chelmsford Star Co-Operative is referred to as the centre of town, which is surrounded by the primary school, pubs, restaurants and social centre. The closest Secondary school to the village is The Sandon School approximately 5km to the west in the outskirts of Chelmsford. In terms of healthcare facilities, the nearest NHS hospital with A&amp;E is Broomfield Hospital approximately 16km to the north-west, however there is a GP within Danbury. Key employment is within the City of Chelmsford 8km west of Danbury.</p>
Town / local centre / shop	400-1200m	Chelmsford Star Co-operative Danbury is 180m north-west of the site.
Bus Stop	<400m	The bus stop is 80m north of the site (4 bus stops surround Eves Corner).
Primary School	400-1200m	St Johns C of E Primary School is situated 420m north of the site.
Secondary School	>3900m	The Sandon School 5km west of Danbury.
Open Space / recreation facilities	<400m	Danbury Sports & Social Centre 90m to the west of the site.
GP / Hospital / Pharmacy	<400m	Danbury Medical Centre is 250m east of the site.
Footpath	<400m	Runs along Mayes Lane adjacent to the site.

<sup>2</sup> [www.chelmsford.gov.uk/resources/assets/attachment/full/0/1124121.pdf](http://www.chelmsford.gov.uk/resources/assets/attachment/full/0/1124121.pdf)

Key employment site (if applicable)	>1200m	Chelmsford 8km to the west.
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**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	There is an individual Tree Preservation Order Covering one tree situated within the northern boundary of the site by Mayes Lane.
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Medium	<ul style="list-style-type: none"> <li>Mature trees could support roosting bats and breeding birds.</li> <li>Residential properties and other buildings could support roosting bats.</li> <li>Rubble and brash piles could provide supporting habitat for reptiles.</li> <li>Habitats of potential importance: hedgerows and mature trees.</li> </ul> <p><b>Medium:</b> some ecological surveys required prior to planning, with the potential for appropriate mitigation and compensation measures to be needed.</p>
Public Right of Way	No	
Existing social or community value (provide details)	No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Access flat, rest of the site is on a slope
Coalescence Development would result in neighbouring settlements merging into one another.	No

Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land is immediately available for development. There are no legal impediments or physical constraints to development of the land and housing could easily be delivered on the site within 0-5 year phase of the plan period.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Up to 5 years
Any other comments?	<b>Utilities:</b> Main water supply Main sewerage Electrical supply Public highway Telecommunications Public Transport		

## Summary

### Conclusions

Please tick a box

<b>The site is suitable and available for development ('accept')</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability ('reject')</b>	<input type="checkbox"/>
<b>Potential development capacity</b>	22 dwellings (net site area, 30 dwellings per hectare) Up to 10 dwellings (landowner information)
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	<ul style="list-style-type: none"> <li>- Site is a brownfield site, outside of but adjacent to the settlement boundary and reasonably connected to local services and facilities from a pedestrian perspective</li> <li>- Site is of medium landscape sensitivity</li> <li>- Site has medium potential for protected species</li> <li>- Site is located to close designated heritage assets</li> <li>- Site is in Flood Zone 1</li> </ul>