

# **EIGHT ASH GREEN NEIGHBOURHOOD PLAN**

## **ASSESSMENT OF SITES PUT FORWARD IN EIGHT ASH GREEN**

### **INTRODUCTION**

1. This document is a collation of all the physical assessments carried out by the Neighbourhood Plan Group (NPG) in respect of the sites put forward for potential development both as part of the Colchester Borough Council original Call for Sites programme of 2015 and subsequent offer of 2016. See the “Site Selection Process” document for further details covering how the assessment proforma was drawn up and how the proforma for each individual site was used to consult the villagers.

### **ASSESSMENTS**

2. Paragraphs 31 and 32 of the “Site Selection Process” document in particular refer to the assessments carried out by the NPG and the outcome of their deliberations are shown in Annex P of that document.

### **SUMMARY**

3. As can be seen, the assessments coincides/strongly reinforces the view expressed by the villagers in determining that Fiddlers Field should be the chosen location for development of 150 houses.

# **SITE 035**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	<b>MILESTONE FARM</b>
DATE SURVEYED	<b>5<sup>th</sup> NOVEMBER 2015</b>
CBC REFERENCE NUMBER	<b>CBC SITE 035</b>
SETTLEMENT	<b>EIGHT ASH GREEN</b>
SIZE OF SITE	<b>6.39 HECTARES</b>
PROPOSED USES	<b>RESIDENTIAL HOUSING</b>

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.		Meadow/Livestock
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A

4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	No
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.	NO	None Known

Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	Access is over a ditch onto the A1124
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.		The access onto the A1124 would be onto a very busy road with two bends in one direction and a busy junction with skip lorry traffic in the other direction.
9	Would access require changes to be made to the current road layout?	Give your views as a "non-expert" but with your local knowledge.	YES	A roundabout or some means of traffic speed control, Expert advice would be needed.
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		About 50m
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequately drained, for instance is it below the level of natural drainage channels, and are	NO	

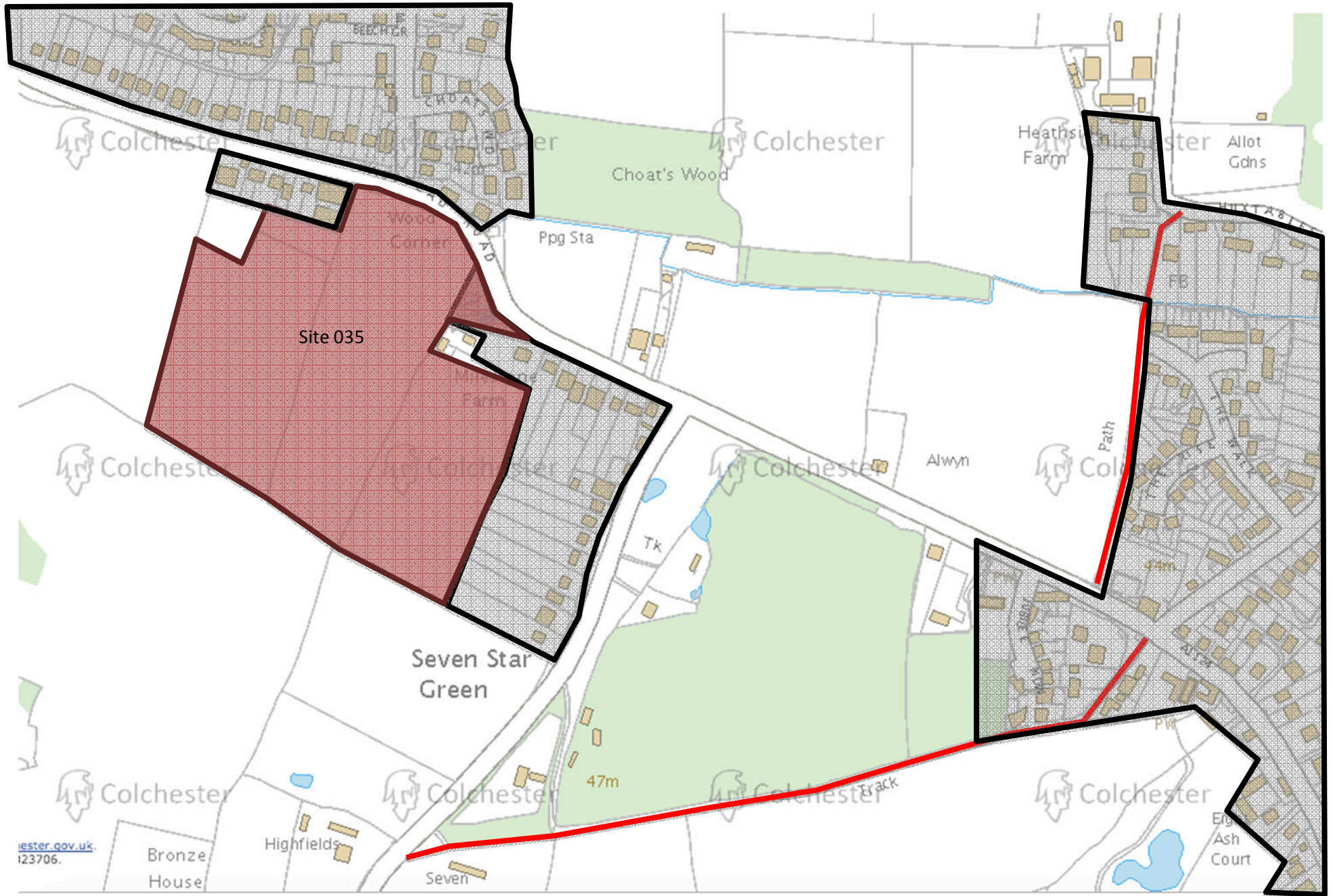
		there significant impediments to improving the drainage to prevent flooding?		
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Close
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Close
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?	NO	None
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?		Slight slope towards the A1124
<b>Serial</b>	<b>Issue</b>	<b>Guidance</b>	<b>Yes/No</b>	<b>Remarks</b>
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		Hedging and tree line to the south.
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.	NO	None
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.	YES	There is no pavement that side of the A1124 and a crossing would be required.
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		None Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a		None Known

		standard test bore pattern.		
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Normal farmland wildlife
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		None Known
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		Little or none.

Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		21 properties and the Garage
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		0.86 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		3.02 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		2.4 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		2.15 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		2.15 Km

30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		A Ribbon along the A1124 and behind properties on Turkey Cock Lane, connecting Seven Star Green and the Garage opposite Wood Lane.
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		A main electricity route crosses the Site.

## CALL FOR SITES – Site 035



Village Envelope



Public Rights of Way



# **SITE 039**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	HALSTEAD ROAD (MID VILLAGE)
DATE SURVEYED	5 <sup>th</sup> November 2015
CBC REFERENCE NUMBER	CBC SITE 039
SETTLEMENT	EIGHT ASH GREEN
SIZE OF SITE	6.6 HECTARES
PROPOSED USES	RESIDENTIAL HOUSING

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.		Crops
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	

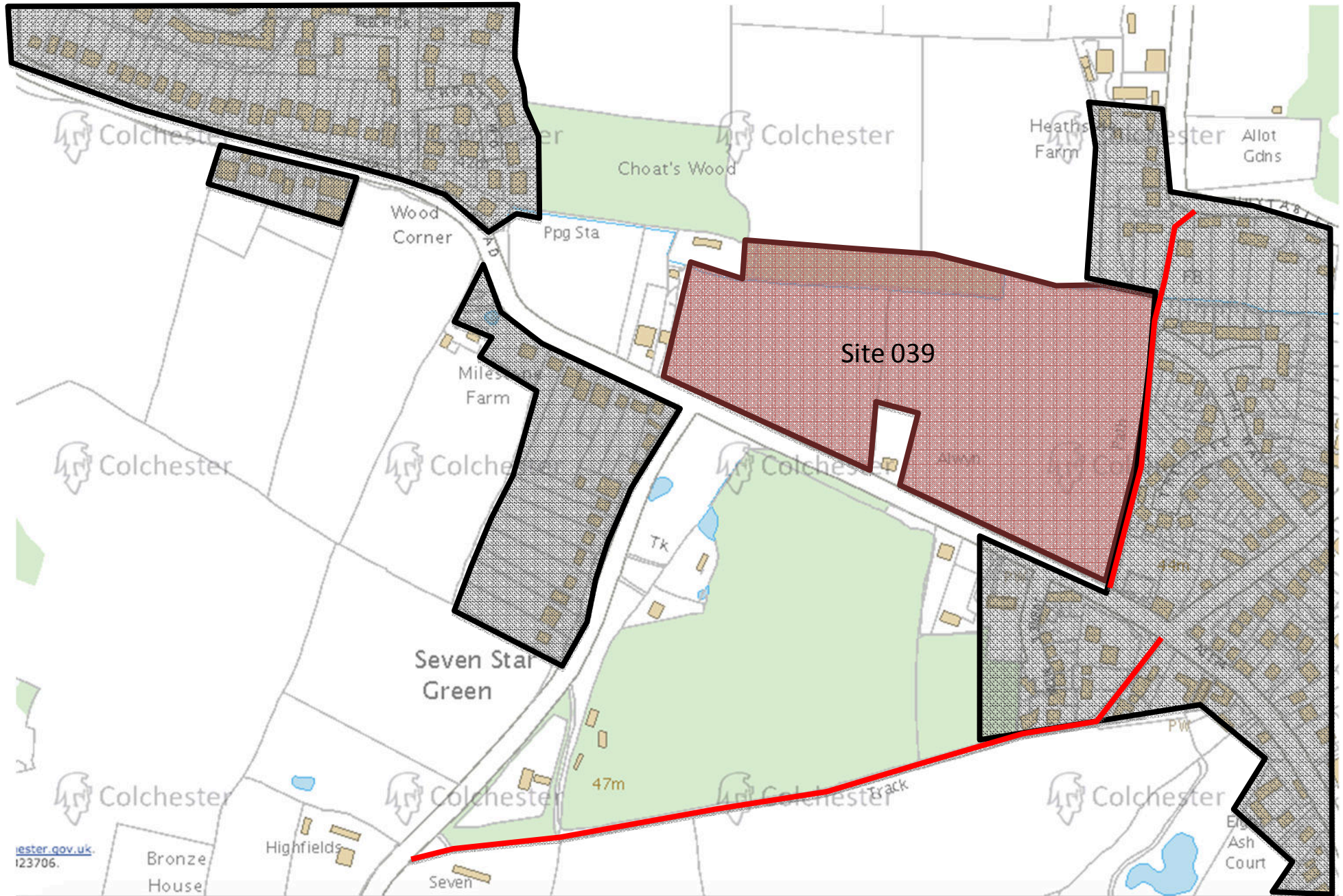
Serial	Issue	Guidance	Yes/No	Remarks
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.	NO	<p>The woodland at the north of the site is designated Priority Deciduous Woodland Habitat.</p> <p><i>The designation does not carry the same weight as a SSSI for example but Section 40 of the NERC Act 2006 places a duty on local authorities to have regard to the conservation of biodiversity in England, when carrying out their normal functions. When assessing the Call for Sites information therefore, the fact that part of the woodland is classed as a habitat of principal importance will have to be factored into any decision making.</i></p> <p>See Page 6</p>
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	Access via the Walk estate and the A1124
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.	YES	The A1124 is very busy and speedy at that point. The Walk is residential and has young families and older people living in it. The roads are narrow and parking is a problem at the entrance to Spring Lane.
9	Would access require changes to be made to the current road layout?	Give your views as a "non-expert" but with your local knowledge.		An A1124 junction would require some changes; the Walk would need expert advice.
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Adjacent
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		There are ditches all around the site and a brook at the northern end of the site running all along the boundary.
12	Is there mains	Is it infeasible to connect the site to the main		Close

	drainage/sewerage on or close to the site?	sewerage system?		
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Serial	Issue	Guidance	Yes/No	Remarks
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Close
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		None Known
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?		50% of the site slopes towards the north and the brook, drainage may be a problem.
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		There is a narrow mature wood on the north side, would be good if this were to remain. There is an existing property in the middle of the site on the A1124, it has high hedging all around its boundary.
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.	YES	There is a bridleway along the eastern side of the site.
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.		Busy Main Road
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		None Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		None Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Normal Farmland wildlife.

Serial	Issue	Guidance	Yes/No	Remarks
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		None Known
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		To the north the good views over the Colne valley and woods would be obscured.
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		1 in the centre and approximately 15 houses in the walk and bordering the Heath
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		1.15 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		2.63 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		2.06 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		1.74 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		1.74 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		A ribbon development would be created almost connecting the two separate parts of the village
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		None Known

## CALL FOR SITES – Site 039



Public Rights of Way



# **SITE 063**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	<b>SEVEN STAR GREEN</b>
DATE SURVEYED	<b>5th November 2015</b>
CBC REFERENCE NUMBER	<b>CBC SITE 063</b>
SETTLEMENT	<b>EIGHT ASH GREEN</b>
SIZE OF SITE	<b>8 HECTARES AND 3.5 HECTARES</b>
PROPOSED USES	<b>RESIDENTIAL AND AFFORDABLE HOUSING</b>

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.		Field 1 Orchard and trees Field 2 Meadow scrub
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Both Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.		Both are outside the envelope

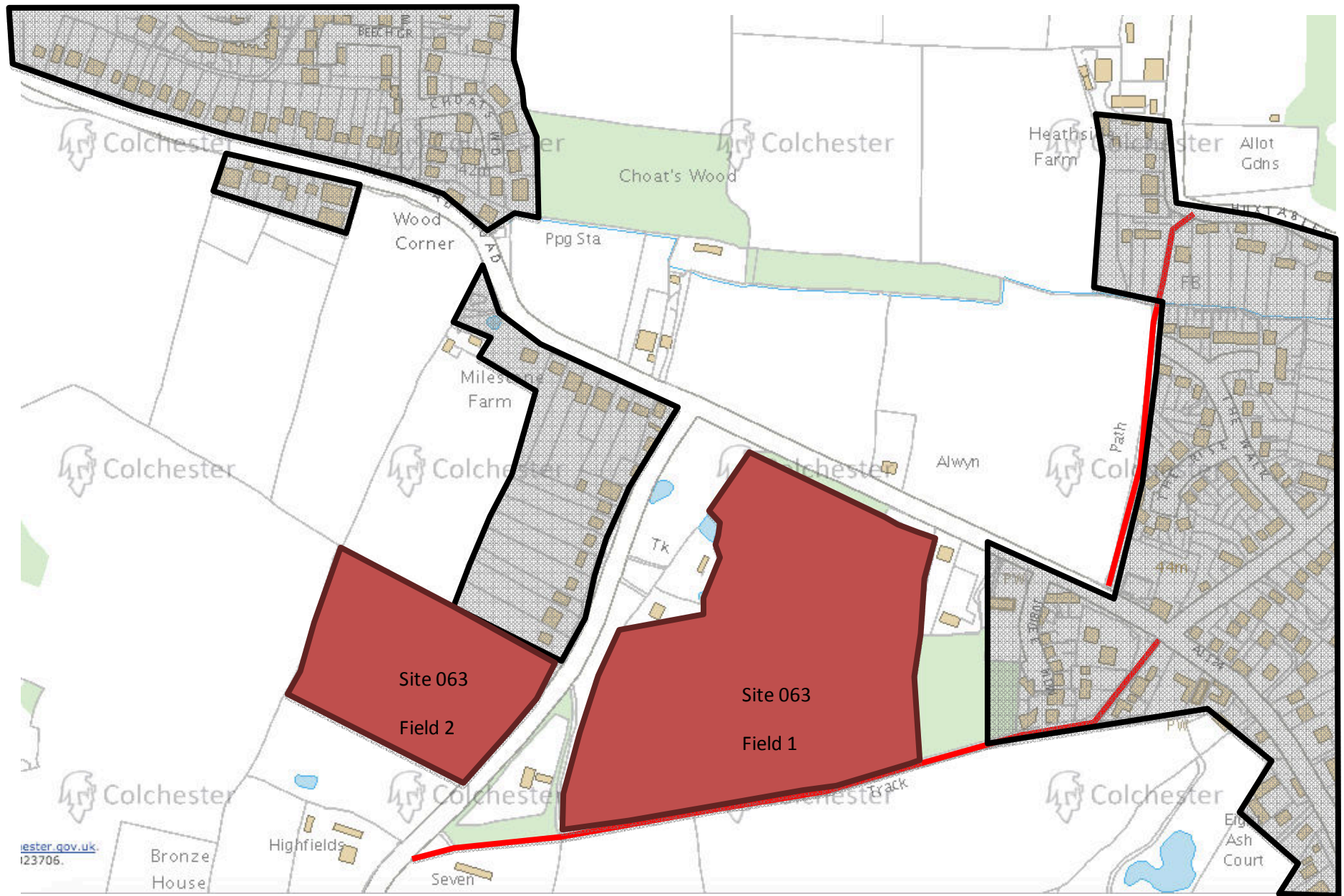
Serial	Issue	Guidance	Yes/No	Remarks
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.		Field 1 is partly designated a Priority Woodland and Old Orchard Habitat site. (See page 7) <i>The designation does not carry the same weight as a SSSI for example but Section 40 of the NERC Act 2006 places a duty on local authorities to have regard to the conservation of biodiversity in England, when carrying out their normal functions. When assessing the Call for Sites information therefore, the fact that part of the woodland is classed as a habitat of principal importance will have to be factored into any decision making.</i>
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.		Field 1 – NO - there is a strip of land between the site and the A1124, which would need to be purchased. Field 2 – YES - access to Turkey Cock Lane
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.		A1124 is a very busy road, Turkey Cock Lane is increasingly used as a cut-through to Marks Tey, Stanway and Copford avoiding the A12 junction
9	Would access require changes to be made to the current road layout?	Give your views as a "non-expert" but with your local knowledge.		Would need an expert to decide the best option.
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Field 1 – Has an adjacent Bus Stop Field 2 – About 100m
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		Field 1 – No Field 2 - No
12	Is there mains	Is it infeasible to connect the site to the main		Both - Close

	drainage/sewerage on or close to the site?	sewerage system?		
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Serial	Issue	Guidance	Yes/No	Remarks
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Both - Close
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		None
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?		Both fields are flat.
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		Field 1 – Yes – It is an old orchard and woods bordering the common land at Seven Star Green, the ponds may be affected by building works. Field 2 – Trees on western border and ditches all round.
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.		Blind Lane (bridleway) to the south, no motor vehicles
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.		Main electricity route (on large poles) crosses both sites
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		Not Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		Not Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Both are good wildlife areas with plenty of cover for birds and animals

Serial	Issue	Guidance	Yes/No	Remarks
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		Not Known
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		Not much at present
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		Field 1 – borders 6 houses Field 2 – borders 3 houses
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		1.2 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		2.99 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		2.38 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		2.1 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		2.1 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		Field 1 – Will almost, apart from a small part of the protected green, make a ribbon connection with the housing at SSG. Field 2 - None
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		Field 1 – There are 2 old buildings that will have to be removed, they “look” as if they may have asbestos roofs. Field 2 – Turkey Cock Lane is narrow, for access of building supplies and equipment.

## CALL FOR SITES – Site 063



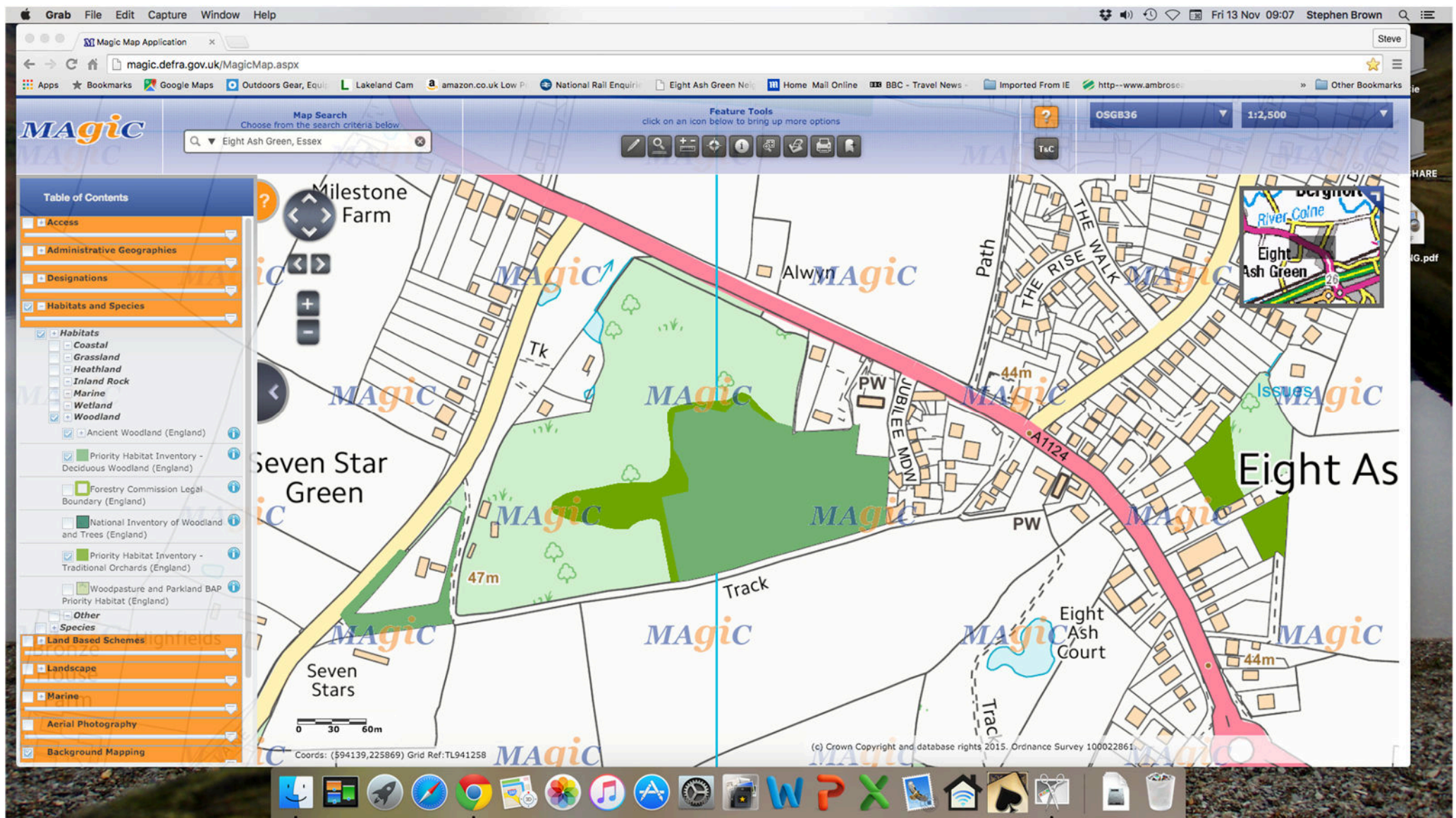
Village Envelope



Public Rights of Way



# Priority Habitat and Traditional Orchard



**SITE 124**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	LAND FRONTING HALSTEAD ROAD EIGHT ASH GREEN
DATE SURVEYED	2 <sup>nd</sup> NOVEMBER 2015
CBC REFERENCE NUMBER	CBC SITE 124
SETTLEMENT	EIGHT ASH GREEN
SIZE OF SITE	1.06 HECTARES
PROPOSED USES	RESIDENTIAL HOUSING/ PROGRESSIVE AGE CARE HOME

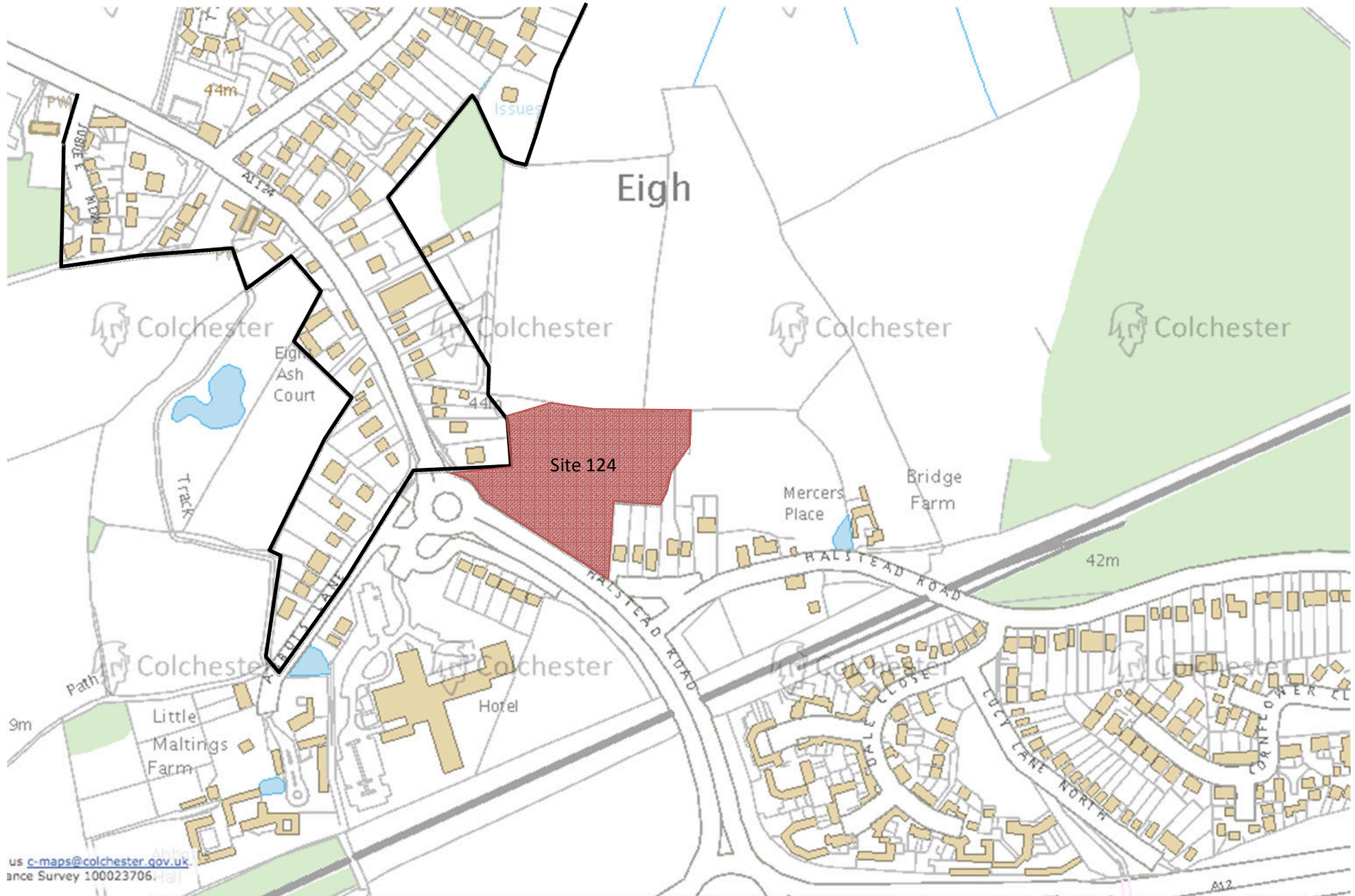
Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.	NO	Woodland
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture	NO	
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.		None Known

Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	Access is on to a busy dual carriageway
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.	Yes	Access is on to a busy dual carriageway
9	Would access require changes to be made to the current road layout?	Give your views as a “non-expert” but with your local knowledge.		There is a bus stop and layby close to the site, these would need moving or adjusting to allow access to the site.
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Bus Stop Very close.
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequately drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?	NO	There is a ditch along one side of the site.
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?	NO	Close
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?	NO	Close
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?	NO	
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?	NO	

Serial	Issue	Guidance	Yes/No	Remarks
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.	YES	Heavily wooded with a good treeline
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.	NO	None
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.	YES	Access to site from busy Dual Carriageway
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		None Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		None Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Woods with evidence of good wildlife habitat.
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		None
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		Some effect on the adjacent houses.

Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide	YES	Eight properties
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		1.79 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		2.02 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		1.36 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		1.13 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		1.13 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		Not at present.
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		None

## CALL FOR SITES Site 124



Village Envelope

# **SITE 149**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	<b>BRICKFIELDS, LAND TO NORTH OF HALSTEAD ROAD</b>
DATE SURVEYED	<b>2<sup>nd</sup> NOVEMBER 2015</b>
CBC REFERENCE NUMBER	<b>CBC SITE 149</b>
SETTLEMENT	<b>EIGHT ASH GREEN</b>
SIZE OF SITE	<b>5.8 HECTARES</b>
PROPOSED USES	<b>RESIDENTIAL AND AFFORDABLE HOUSING, ENERGY GENERATION</b>

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.	YES	Crops are planted.
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC"	NO	None Known

		website.		
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Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	NO	There is no access other than an access drive to existing properties rear (not part of the site) which is narrow and would be tight for two cars to pass. This is privately owned
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.		If used the private drive accesses a very busy single carriageway.
9	Would access require changes to be made to the current road layout?	Give your views as a “non-expert” but with your local knowledge.		Not sure, would need an expert
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Between two bus stops
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?	NO	Ditches on sides and across
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Close but not on site
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Close but not on site
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?	NO	None
15	Is the site on a slope and if so,	Will the topology of the site prevent its	NO	90% flat

	is or might that be an issue?	development assuming current building techniques are deployed?		
<b>Serial</b>	<b>Issue</b>	<b>Guidance</b>	<b>Yes/No</b>	<b>Remarks</b>
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		There are hedges, a tree line round the site
17	Do any existing rights of way eg footpaths, bridleways, PRoW or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.		None
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.		Access to the main road for site construction traffic
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		None Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		None Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Normal farmland wildlife
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		None Found
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around		All adjoining properties would lose their views to the east.

		the site		
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Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		Approximately ten properties
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		1.79 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		2.02 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		1.36 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		1.13 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		1.13 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		Not at present.
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		If agreed would increase the village housing by approx. one third.



# **SITE 150**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	<b>LAND TO SOUTH OF HALSTEAD ROAD. GRID REFERENCE TL 945 254</b>
DATE SURVEYED	<b>2<sup>ND</sup> NOVEMBER 2015</b>
CBC REFERENCE NUMBER	<b>CBC SITE 150</b>
SETTLEMENT	<b>EIGHT ASH GREEN</b>
SIZE OF SITE	<b>0.95 HECTARES</b>
PROPOSED USES	<b>RESIDENTIAL/AFFORDABLE HOUSING/OFFICE/LIGHT INDUSTRIAL/ENERGY GENERATION</b>

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.	YES	Crops
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.	NO	None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	See Attached Map
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.	NO	None on Magic

Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.	NO	All traffic would have to pass along a narrow single carriageway in front of the existing properties to access a roundabout.
9	Would access require changes to be made to the current road layout?	Give your views as a “non-expert” but with your local knowledge.	NO	
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		20m from a bus stop.
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		The site is lower than the road but no Knowledge of flooding.
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Close
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Close
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		Very close to the A12 and railway.
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?	NO	

Serial	Issue	Guidance	Yes/No	Remarks
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		Hedgerow on 2 sides with a fence on the other.
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.	NO	
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.	YES	There is a railway embankment along one side of the site
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		None Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		None Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Common farmland wildlife.
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		None
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		Small effect on adjacent houses and Hotel.

Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		6 Houses and the main entrance to the hotel.
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road	N/A	1.84 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road	N/A	1.78 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road	N/A	1.14 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road	N/A	0.89 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road	N/A	0.89 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		Not at present but if site 148 (in Stanway) is developed then yes
31	Are there any issues that would prevent/limit development?	Describe any not previously covered	NO	

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# **SITE 155**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	LAND TO SOUTH OF HALSTEAD ROAD CO6 3PT TL9326 5421
DATE SURVEYED	5 <sup>TH</sup> NOVEMBER 2015
CBC REFERENCE NUMBER	CBC SITE 155
SETTLEMENT	EIGHT ASH GREEN
SIZE OF SITE	0.8 HECTARES
PROPOSED USES	RESIDENTIAL HOUSING/OFFICE/LIGHT INDUSTRIAL/WAREHOUSING

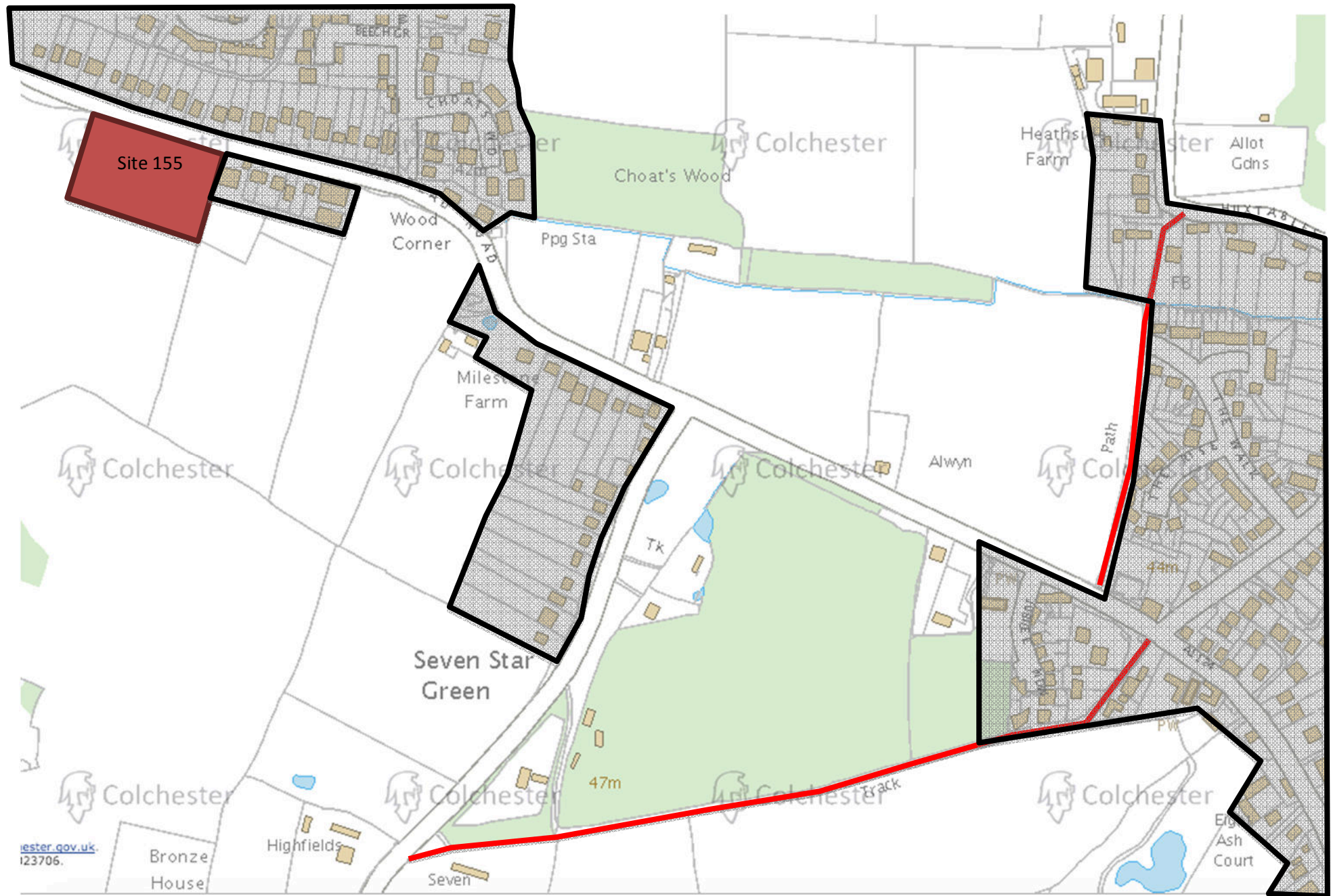
Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.		Crops
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		Not Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.		No
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.		None Known

Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	Directly onto the A1124 a busy main road.
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.		None - Other properties access the A1124 direct.
9	Would access require changes to be made to the current road layout?	Give your views as a “non-expert” but with your local knowledge.		NO
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Approximately 50m
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		No – Ditches to the north on the A1124
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Close
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Close
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		Not Known
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?		Flat

Serial	Issue	Guidance	Yes/No	Remarks
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		Hedging and trees to the North
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.		None
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.		None
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		Not Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		Not Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Farmland birds and animals.
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		Not Known
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		If the trees along the A1124 are removed the 9 houses will look at any development.

Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		There is one adjacent property and 9 opposite.
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		0.82 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		3.19 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		2.57 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		2.33 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		2.33 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		Ribbon but not coalescent
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		

## CALL FOR SITES – Site 155



Village Envelope



Public Rights of Way



# **SITE 208**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	LAND ADJACENT TO BRICKSTABLES BARN NORTH OF HALSTEAD ROAD
DATE SURVEYED	2 <sup>nd</sup> NOVEMBER 2015
CBC REFERENCE NUMBER	CBC SITE 208
SETTLEMENT	EIGHT ASH GREEN
SIZE OF SITE	1.14 HECTARES
PROPOSED USES	RESIDENTIAL AND AFFORDABLE HOUSING

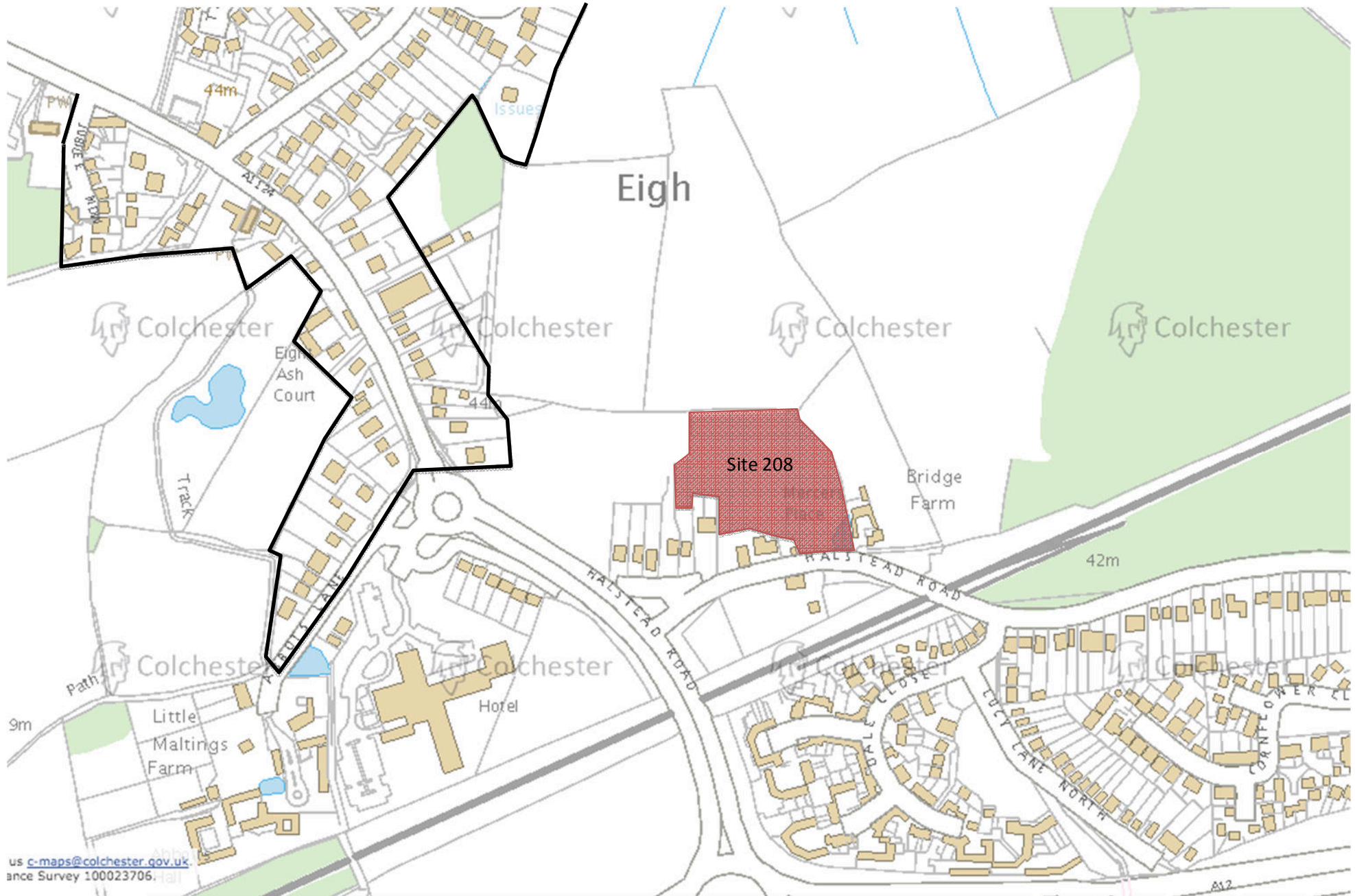
Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.		Meadow
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.	NO	None Known
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.	NO	None Known

Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	Old Halstead Rd
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.	NO	Care would be needed to Access the Halstead Rd
9	Would access require changes to be made to the current road layout?	Give your views as a “non-expert” but with your local knowledge.	NO	
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Between Bus Stops
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequacy drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		There is a pond in the SE corner of the site. Dry at present but lower than the rest of the site.
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Close to the site.
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Close to the site.
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		No but near to the Railway and A12.
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?	NO	

Serial	Issue	Guidance	Yes/No	Remarks
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.	YES	There is a pond, dry when surveyed and a treeline to the border of the site.
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.	NO	Used unofficially by dogwalkers.
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.	NO	
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		None Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		None Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		“Attractive to wildlife” habitat
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		None Known
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site		Houses bordering the site would have restricted views.

Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		The Day centre and two Houses border the site.
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		1.79 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		2.02 Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		1.36 Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		1.13 Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		1.13 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		None at present
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		None

## CALL FOR SITES Site 208



Village Envelope

**SITE 226**

**FIDDLERS FIELD**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	<b>FIDDLERS FARM</b>
DATE SURVEYED	<b>19<sup>th</sup> OCTOBER 2015</b>
CBC REFERENCE NUMBER	<b>SITE 226</b>
SETTLEMENT	<b>EIGHT ASH GREEN</b>
SIZE OF SITE	<b>7.982 Ha</b>
PROPOSED USES	<b>RESIDENTIAL HOUSING</b>

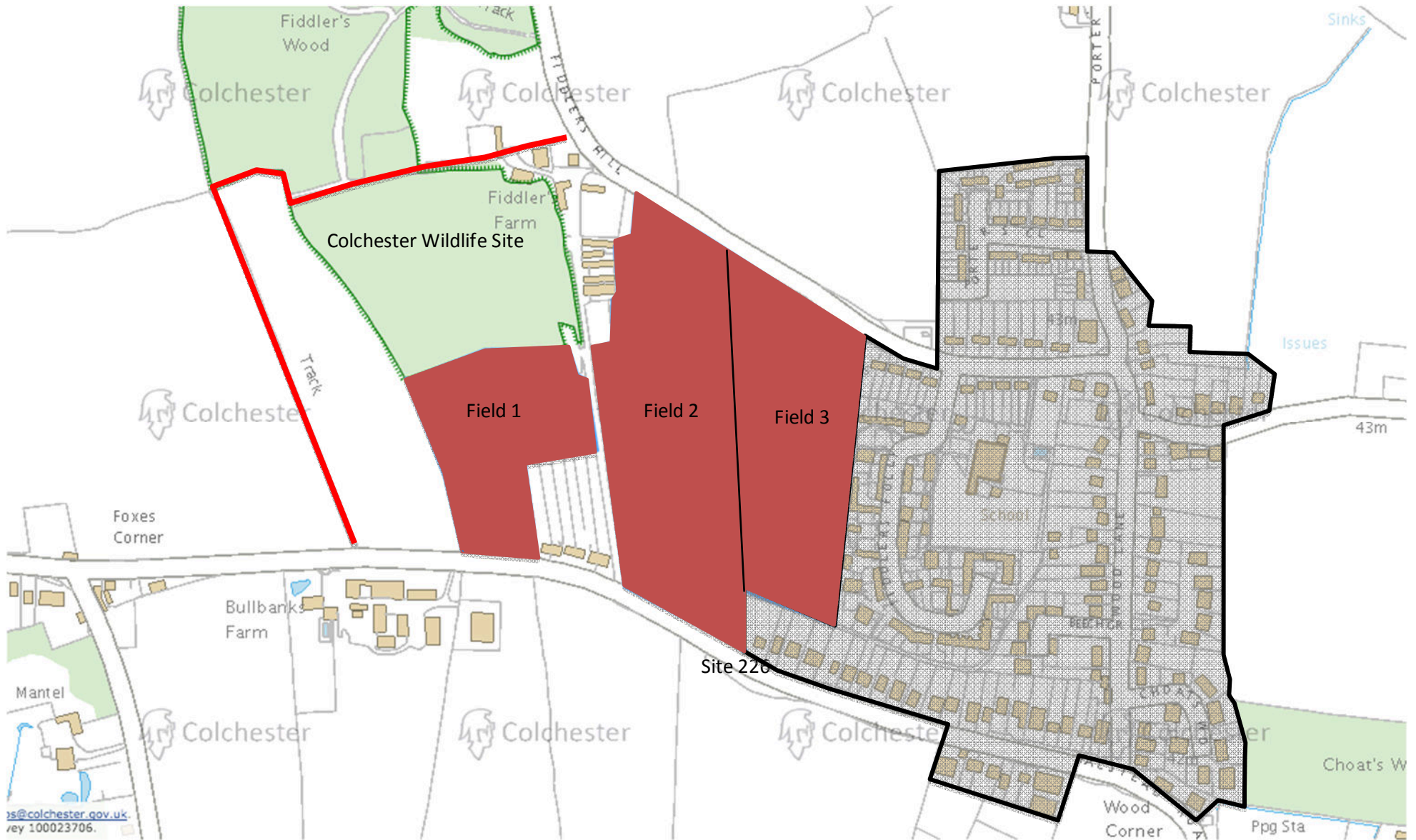
Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.	YES	Field 1 – Meadow Field 2 – 80% Meadow 20% Horses Field 3 – Enclosed tall scrub/young trees
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		All Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		There was no visible/obvious contamination
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.	NO	
6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the “MAGIC” website.	NO	

Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	YES	Field 1 - Access to A1124 via existing track on eastern edge. Field 2 - Access to A1124 via existing track on eastern edge and possible access to Fiddlers Hill. Field 3 - Access to Fiddlers Hill.
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.		Not dangerous but care would be needed accessing the A1124 from Field 2, because of a nearby bend to the west.
9	Would access require changes to be made to the current road layout?	Give your views as a “non-expert” but with your local knowledge.		NO
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Approximately 500 metres to the bus stops at Wood Corner, measured from the centre of the site.
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequately drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?	NO	Well maintained and reasonably deep ditches around and across the Fields
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Access via A1124 or Fiddlers Hill
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Access via A1124 or Fiddlers Hill, Some may exist in the small commercial area which is adjacent to the north eastern corner of Field 2.
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality below current permitted standards?		Some odour from the existing Car Sprayers extractor fans, not strong unless close.
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?	NO	Flat

Serial	Issue	Guidance	Yes/No	Remarks
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		All the Fields have Hedges around them apart from the track, with a large hedge between fields 2 and 3. Field 3 is tall scrub/young trees and is good wildlife habitat
17	Do any existing rights of way eg footpaths, bridleways, PRow or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.	NO	Marked on the Attached Map
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.	NO	
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.	NO	Not known but nothing obvious
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.	NO	Not known but nothing obvious
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details	NONE	Normal field wildlife habitat
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map	NONE	Not known but nothing obvious
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence the views and vistas of the village when observed from the 4 cardinal points around the site	NONE	There may be some reduction in views from Choats cottages Field 1

Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		Fields 1 and 2 - 6 properties affected (Choats cottages) Fields 2 and 3 - 11+ properties affected on Fiddlers Estate
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		1.06 Km for each May be shorter if site has dual access
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		3.45 Km for each
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		2.85 Km for each
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		2.56 Km for each
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		2.56 Km for each
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development	NO	
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		There is a large water pipe running under Field 2 installed a few years ago as part of the main Abberton Reservoir – River Colne link, will access be needed?

## Call for Sites – Site 226



# **SITE HF**

# **HEATHFIELDS**

## CALL FOR SITES ASSESSMENT CHECKLIST

SITE NAME/ POSITION	HEATHFIELDS SITE
DATE SURVEYED	31 <sup>ST</sup> OCTOBER 2016
CBC REFERENCE NUMBER	
SETTLEMENT	EIGHT ASH GREEN
SIZE OF SITE	6 HECTARES
PROPOSED USES	RESIDENTIAL HOUSING

Serial	Issue	Guidance	Yes/No	Remarks
1	Is the site used for, Crops, Meadow, or Livestock?	Is there evidence that the site is currently being used only for agriculture, describe what evidence was seen.		Crops
2	Is the site Greenfield or Brownfield?	A brownfield site is one that shows evidence of being used for any purpose other than agriculture		Greenfield
3	Other (describe)	Where part of the site is Greenfield and part is brownfield, treat the site as two or more sub sites		N/A
4	Is there any contamination on the site? If so what?	Consult local records, which might list incidents or processes, which could have caused contamination. Look for evidence of the presence of an unwanted constituent, contaminant or impurity in the soil, which renders it harmful or unusable. If in doubt, ask for soil sample analysis.		None Known Nitrogen susceptible on MAGIC
5	Is it inside the Village Envelope?	The Current village envelope is marked on the attached map.		No

6	Are there any restrictive covenants on the site eg SSSI?	Refer to the land registry title for the site, some information may be on the "MAGIC" website.		None Known
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Serial	Issue	Guidance	Yes/No	Remarks
7	Can the site be accessed from the public Highway?	Explain whether the site has direct access onto the highway, or requires access over adjacent parcels of land. If the latter, document the most likely options for access, and comment on ownership of the access corridor.	Yes	The entrance is narrow just enough for two cars (approx. 6m)
8	Would any of the access points be potentially dangerous?	Describe any features of the access that cannot be accommodated within the Dept of Transport standard geometries or the Essex Highways policy guidelines.	No	Access is via an existing Housing estate.
9	Would access require changes to be made to the current road layout?	Give your views as a "non-expert" but with your local knowledge.		No
10	How far is the site from existing public transport	Small sites may not need direct access but a larger site may need access into the site. Assume that the existing commercial licencing of bus services remains in force.		Approx $\frac{3}{4}$ km to the bus route stopping at the Brick and Tile
11	Is the site prone to flooding and are ditches an issue on the (boundary of the) site??	Look for evidence on whether the site can be adequately drained, for instance is it below the level of natural drainage channels, and are there significant impediments to improving the drainage to prevent flooding?		No, There is a stream running along the south side of the site with a slope draining into it.
12	Is there mains drainage/sewerage on or close to the site?	Is it infeasible to connect the site to the main sewerage system?		Yes
13	Is there access to mains Electricity, Gas, Telephone, Broadband?	Is it infeasible to connect the principal utilities to the site? Do any services pre-exist on the site?		Yes
14	Are there any potential air quality issues?	Are there any sources of air pollution with would cause the site to have an air quality		No

		below current permitted standards?		
15	Is the site on a slope and if so, is or might that be an issue?	Will the topology of the site prevent its development assuming current building techniques are deployed?		Just under a half of the site is flat the rest slopes towards the bordering stream.
<b>Serial</b>	<b>Issue</b>	<b>Guidance</b>	<b>Yes/No</b>	<b>Remarks</b>
16	Is there existing hedging – woodland – fencing – tree preservation orders - ponds which will need to be taken into consideration?	Document on the map all significant features, which must be preserved if the site was to be developed.		Yes Stream borders the southern part of the site.
17	Do any existing rights of way eg footpaths, bridleways, PRoW or cycle ways cross or border the site?	Document all existing rights of way. Note any other rights of way features, which could be enhanced or completed as a consequence of the site being developed, (eg completion of a cycle network, linking footpaths and bridleways) for the benefit of the village.		Yes There is a bridleway crossing and bordering the site to the west.
18	Are there any potential public safety issues?	Look for evidence of long-term safety issues rather than any associated with the construction phase, eg the subsoil is intrinsically unstable and could slide down onto the railway line.		Not Known
19	Are there any archaeological remains on the site? If so, give details	Consult historical records for any suggestion of medieval or earlier occupation. If in doubt ask for a survey by the Archaeological Trust.		Not Known
20	Are there any mineral deposits on the site? If so, give details	Consult the geological maps of Essex. If in doubt ask for a survey of the site using a standard test bore pattern.		Not Known
21	Biodiversity – what wildlife or habitats exist on the site?	Record on map all evidence of rare flora, fauna and wild-life details		Deer, rabbits, farmland birds, and bats and glow worms in the adjoining woods
22	Are there any protected species on the site?	Carry out a systematic search of the site for any protected species, and document results on site map		Not Known
23	What effect would any development have on views and vistas?	Assume that the sites would consist of mixed two and three story developments. Describe how any such development would influence		Houses on Searle Way would have interrupted views to the west over extended gardens.

		the views and vistas of the village when observed from the 4 cardinal points around the site		
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Serial	Issue	Guidance	Yes/No	Remarks
24	How many existing properties would be affected by close proximity to the site and How?	Describe the proximity and impact of the proposed site to existing developments. Assume that no new building can be constructed closer than the geometry described in the Essex Design Guide		18
25	How close is the nearest Primary School? (Km)	Values for walking, cycling and by road		2 Km
26	How close is the nearest Secondary School? (Km)	Values for walking, cycling and by road		3Km
27	How close is the nearest Doctors Surgery? (Km)	Values for walking, cycling and by road		2Km
28	How close are the nearest Pharmacists? (Km)	Values for walking, cycling and by road		2Km
29	How close is the nearest Supermarket? (Km)	Values for walking, cycling and by road		2 Km
30	Would development of the site lead to coalescence between settlements?	Describe the extent to which coalescence would occur, eg a ribbon coalescence, or several developments becoming a contiguous block of development		In the long term it could give access to other sites.
31	Are there any issues that would prevent/limit development?	Describe any not previously covered		Road access to the site is narrow, leading to Spring Lane which can be very busy.



