

# Langford & Ulting Neighbourhood Plan

Site Assessment

Langford & Ulting Parish Council

4 April 2018

**This page is intentionally blank.**

## Quality information

<b>Project Role</b>	<b>Name</b>	<b>Position</b>	<b>Actions Summary</b>	<b>Signature</b>	<b>Date</b>
<b>Project Manager</b>	Emily Pugh	Senior Planner	Undertake site assessments and draft report	Emily Pugh	01/02/18
<b>QA</b>	Una McGaughrin	Associate Planner	QA of draft report	Una McGaughrin	05/02/18
<b>Qualifying Body</b>	Langford & Ulting Parish Council		Provide feedback	By email	
<b>Project Coordinator</b>	Mary Kucharska	Consultant	Proofread	By email	

**Disclaimer**

This document forms an evidence base report, rather than neighbourhood plan policy. It is a snapshot in time and thus over time it may gradually become superseded by more recent data. The Parish Council is not bound to accept all or indeed any of its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is incorrect or has become outdated, such evidence can be presented to the Parish Council at the consultation stage; it is then for the Parish Council to decide what policy line to take based on the evidence presented by this report or any other source. Where this evidence conflicts, a policy judgement will need to be made in the plan by the Parish Council and that judgement defended and justified at Examination.

**Prepared for:**

Langford & Ulting Parish Council

**Prepared by:**

AECOM  
Aldgate Tower  
2 Leman Street, London  
E1 8FA, UK  
aecom.com

AECOM Infrastructure and Environment UK Limited ("AECOM") has prepared this Report for the sole use of **Langford & Ulting Parish Council** ("Client") in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

Where the conclusions and recommendations contained in this Report are based upon information provided by others it is upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period December 2017 to February 2018 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

**Copyright**

© This Report is the copyright of AECOM Infrastructure and Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

## Table of Contents

Executive Summary .....	6
1. Introduction .....	7
1.1 Background.....	7
1.2 Documents reviewed .....	8
2. Planning Policy .....	9
2.1 Maldon Local Development Plan.....	9
3. Methodology for the site appraisal.....	11
3.1 Introduction .....	11
3.2 Task 1: Site identification and information gathering .....	11
3.3 Task 2: Site Assessment.....	11
3.4 Task 3: Consolidation of results.....	11
4. Identified Sites .....	12
5. Site Assessment .....	14
5.1.1 Summary of findings .....	26
5.1.2 Viability .....	31
5.1.3 Next steps.....	31
Appendix A Completed site appraisal proformas .....	33

## Abbreviations used in the report

### Abbreviation

AMR	Annual Monitoring Report
MHCLG	Ministry of Housing, Communities and Local Government
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
DpH	Dwellings per Hectare
ECC	Essex County Council
Ha	Hectare
HNA	Housing Needs Assessment
LUPC	Langford & Ulting Parish Council
MDC	Maldon District Council
MLDP	Maldon Local Development Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Practice Guidance (DCLG)
SHLAA	Strategic Housing Land Availability Assessment

## Executive Summary

This report is an independent site appraisal for Langford & Ulting Neighbourhood Plan (LUNP) on behalf of Langford & Ulting Parish Council (LUPC) carried out by AECOM planning consultants.

The Neighbourhood Plan will cover the Langford & Ulting within the district of Maldon. The Neighbourhood Plan is being prepared in the context of the adopted Maldon District Local Development Plan (MLDP, 2017).

A previous iteration of the LUNP has been examined but the Examiner concluded that in some areas the wording was not wholly in accordance with one or more of the Basic Conditions and recommended that the housing policy included was removed. In light of this the Parish Council has decided to undertake site assessment work with the intention of possibly allocating housing through the Neighbourhood Plan. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

A Housing Needs Assessment<sup>1</sup> has identified a need for three dwellings in the Neighbourhood Area.

Policy S2 of the MLDP sets out the level of growth and the spatial strategy for the district over the plan period. The majority of the strategic growth will be delivered through sustainable urban extensions to the main settlements of Maldon, Burnham-on-Crouch and Heybridge. A proportion of new development will be directed to the rural villages to support rural housing needs, local services and facilities and the rural economy. Growth in the rural villages will be related to the settlement hierarchy and will reflect the size, function and physical capacity of the settlement to avoid unsustainable spatial patterns to the detriment of the wider area, 100 dwellings are allocated to the rural areas where there are a total of 33 large, small and other villages.

Langford is a small village with some limited services – including church (incorporating a small part time community shop run by volunteers), village hall and the Museum of Power whilst Ulting is a more dispersed settlement comprising small groups of houses. Therefore, any allocation of housing in either Langford or Ulting may not be wholly compliant with the strategic policies of the MLDP which seeks to direct development primarily to sustainable urban extensions to the main settlements of Maldon, Burnham-on-Crouch and Heybridge.

The Parish Council has asked AECOM to assess seven sites which have been submitted through a call for sites exercise. There are also five sites which have been identified in MDC's Strategic Housing Land Availability Assessment<sup>2</sup> (SHLAA, 2015) as suitable, available and deliverable, which, for completeness, and in light of the MLDP planning policy context have been included in this site assessment.

After an initial review, Sites 1, 3 and 6 are considered to be wholly contrary to the strategic policies of the MLDP and are not considered to represent sites suitable for allocation for housing through the LUNP and have not been assessed further. Site 12 (one of the SHLAA sites) also has planning history which weighs against its suitability for allocation. Following further appraisal, three of the sites (Site 7 and reduced Sites 9 and 10) have been found to be potentially suitable, although with constraints that would need to be resolved or mitigated.

Of the three sites assessed as being potentially suitable (Site 7 and reduced Sites 9 and 10), the evidence available points to a reduced Site 9 as having the greatest potential to be suitable for allocation, subject to due regard being given to MLDP policy and particularly heritage, landscape and access constraints. Therefore, it is recommended that further work is undertaken by the Parish Council with the landowners of Site 9 and 10 to ascertain whether reduced portions of one or both of these sites could be included within the LUNP as allocations for housing. However, the decision on which site(s), if any, to allocate and for how many homes, should have regard to the MLDP policies relating to appropriate locations for growth and the findings of the HNA which point to a very low housing need. It is advised that the Parish Council speak to the LPA officers to understand whether any housing allocations would be supported within the Neighbourhood Area.

<sup>1</sup> Available at: <https://www.essexinfo.net/langford-ulting/assets/documents/housing-needs-survey-2014>

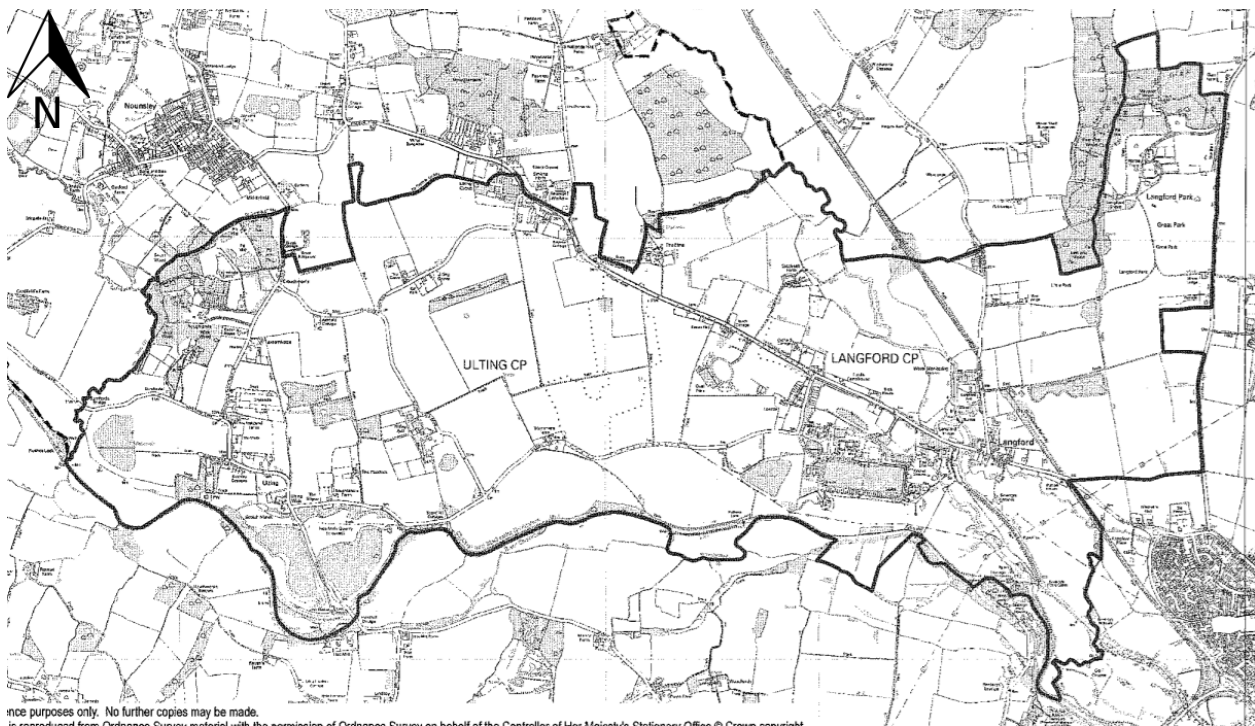
<sup>2</sup> Available at: [https://www.maldon.gov.uk/info/20048/planning\\_policy/8113/monitoring/2](https://www.maldon.gov.uk/info/20048/planning_policy/8113/monitoring/2)

# 1. Introduction

## 1.1 Background

This report is an independent site appraisal for Langford & Ulting Neighbourhood Plan (LUNP) on behalf of Langford & Ulting Parish Council (LUPC) carried out by AECOM planning consultants. The work to be undertaken was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in October 2017.

The Neighbourhood Plan will cover Langford & Ulting within the district of Maldon (Figure 1). The Neighbourhood Plan is being prepared in the context of the adopted Maldon District Local Development Plan (MLDP, 2017)<sup>3</sup>.



**Figure 1 Langford & Ulting Neighbourhood Plan boundary, comprising the parishes of Langford and Ulting (Source: Maldon District Council)**

A previous iteration of the LUNP has been examined but the Examiner concluded that in some areas the wording was not wholly in accordance with one or more of the Basic Conditions. The previous iteration of the Neighbourhood Plan included a policy which sought to support the development of small sites for local people but the Examiner recommended that this policy be removed due to conflicts with the National Planning Policy Framework (NPPF), the MLDP and possible tensions with other legislation. The Examiner recommended the following wording relating to Housing Policy:

*Recommendation 14 – The District Council working with LUPC should revise the first two paragraphs of page 27 under a new title “Providing to Meet Local Housing Need” to include the following or similar text:*

*“Langford & Ulting form part of Maldon District’s rural area for the purposes of housing land supply. The objectively assessed need prepared for the emerging Maldon District Local Development Plan requires approximately 420 houses to be provided in the Rural Area up to 2029 the majority of which is anticipated to be met on sites in the larger rural settlements. Langford is identified as a smaller village in the emerging Local Plan’s settlement hierarchy and for the first time will have an identified settlement boundary within which housing development will be acceptable. The nature of Langford is such however that opportunities for development will be small scale principally on individual plots and small areas of*

<sup>3</sup> Available at: [https://www.maldon.gov.uk/info/20048/planning\\_policy/9311/approved\\_local\\_development\\_plan\\_21\\_july\\_2017](https://www.maldon.gov.uk/info/20048/planning_policy/9311/approved_local_development_plan_21_july_2017)



*land. The village and parish contribution to housing land supply will therefore be limited to small scale development and likely to amount to an average of 1 or 2 dwellings per year over the plan period.*

In light of this the Parish Council has decided to undertake site assessment work with the intention of possibly allocating housing through the Neighbourhood Plan. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are deliverable, i.e. that they are suitable and available for housing development. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions<sup>4</sup> as determined by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

Langford & Ulting are within the administrative area of Maldon District Council (MDC), whose development plan comprises the MLDP which was adopted in July 2017. Neighbourhood plans will form part of the development framework for Maldon alongside, but not as a replacement for, the MLDP. Neighbourhood plans are required to be in conformity with the strategic policies of the development plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the MLDP to provide a clear overall strategic direction for development in Maldon, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate. MDC has acknowledged that neighbourhood plans can be used to allocate sites in the same way as the MLDP which allows local residents to decide where development should take place.

A Housing Needs Assessment (HNA) report for the Neighbourhood Plan identified a need for affordable housing of the following nature: two units with one bedroom (affordable rent) and one unit with two bedrooms (shared ownership). There was some interest in 'alternative accommodation' for the ageing population but the data for this was limited and the HNA was unable to draw conclusions about this element of need.

MDC commissioned a Strategic Housing Land Availability Assessment (SHLAA, 2015)<sup>5</sup> to inform their site allocations contained within the MLDP. The SHLAA identified 10 potential sites within Langford and none within Ulting. Of the 10 sites identified five were considered suitable, available and deliverable (site IDs: 4507g, 4507h, 4507d, 8028 and 9022); one was considered suitable and deliverable but was not available (site ID: 3376c); one was considered suitable and available but not deliverable (site ID: 3376b); one was not considered suitable, available or deliverable (site ID: 2075) and two were discounted because they were in Flood Zone 3 (site IDs: 3376a and 4507e).

Through the Neighbourhood Planning process LUPC has obtained the land ownership information of all of the land within the Neighbourhood Area and all of the land owners were notified of the call for sites exercise undertaken by the Parish Council during 2017.

## 1.2 Documents reviewed

A number of local and national sources have been reviewed as part of the Site Assessment. These comprise:

- Adopted Maldon District Local Development Plan, 2017;
- DEFRA Magic Map<sup>6</sup>;
- Google Earth, Google Maps and Google Street View<sup>7</sup>; and
- Information provided verbally and via e-mail by LUPC.

<sup>4</sup> Available online at: <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

<sup>5</sup> Available online at: [https://www.maldon.gov.uk/info/20048/planning\\_policy/8113/monitoring/2](https://www.maldon.gov.uk/info/20048/planning_policy/8113/monitoring/2)

<sup>6</sup> Available at <http://www.magic.gov.uk>

<sup>7</sup> Available at [https://www.google.co.uk/intl/en\\_uk/earth/](https://www.google.co.uk/intl/en_uk/earth/) and <https://www.google.co.uk/maps>

## 2. Planning Policy

Neighbourhood plan policies and allocations must be in accordance with the strategic policies of the Local Plan (MLDP adopted in July 2017).

### 2.1 Maldon Local Development Plan

The MLDP was adopted by the Council in July 2017. The following policies are considered to be of relevance to this site assessment:

Policy S2 of the MLDP sets out the level of growth and the spatial strategy for the district over the plan period. The housing target for the plan period is 4,650 dwellings which equates to 310 dwellings per annum; the majority of the strategic growth will be delivered through sustainable urban extensions to the main settlements of Maldon, Burnham-on-Crouch and Heybridge. A proportion of new development will be directed to the rural villages to support rural housing needs, local services and facilities and the rural economy. Growth in the rural villages will be related to the settlement hierarchy and will reflect the size, function and physical capacity of the settlement to avoid unsustainable spatial patterns to the detriment of the wider area. 100 dwellings are allocated to the rural areas (where there are a total of 33 large, small and other villages).

Policy S8 of the MLDP includes a settlement hierarchy which defines Langford as a 'smaller village' and Ulting as an 'other village'. Smaller villages are those which contain few or no services and facilities, have limited or no access to public transport and very limited or no employment opportunities. Other villages are other rural villages with no defined settlement boundary. Langford has a defined settlement boundary according to the policies map which is presented in Figure 2; Ulting does not have a defined settlement boundary. Outside of the defined settlement boundaries Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.

Policy D1 requires development to contribute to and enhance local distinctiveness and respect and enhance the character and local context of the site through architectural style, palette of materials, design features, consideration of form and massing, layout and orientation.

Policy D3 requires development to give due consideration to heritage assets and archaeology.

Policy H2 requires development to provide a suitable mix and range of housing in terms of size, type and tenure to reflect local housing need and demand in both the market and affordable sector; all housing should be tenure blind.

Policy H5 allows for rural exception schemes for affordable housing where there is an identified need within the parish or community, on sites that are outside of the defined settlement boundaries and strategic growth areas, on land which may not otherwise be considered appropriate for residential development. The policy sets out a process which must be followed for any rural exception scheme and the final stage is to identify potential sites and select the most sustainable, taking into consideration site availability, condition and capacity of existing infrastructure servicing the proposed scheme.

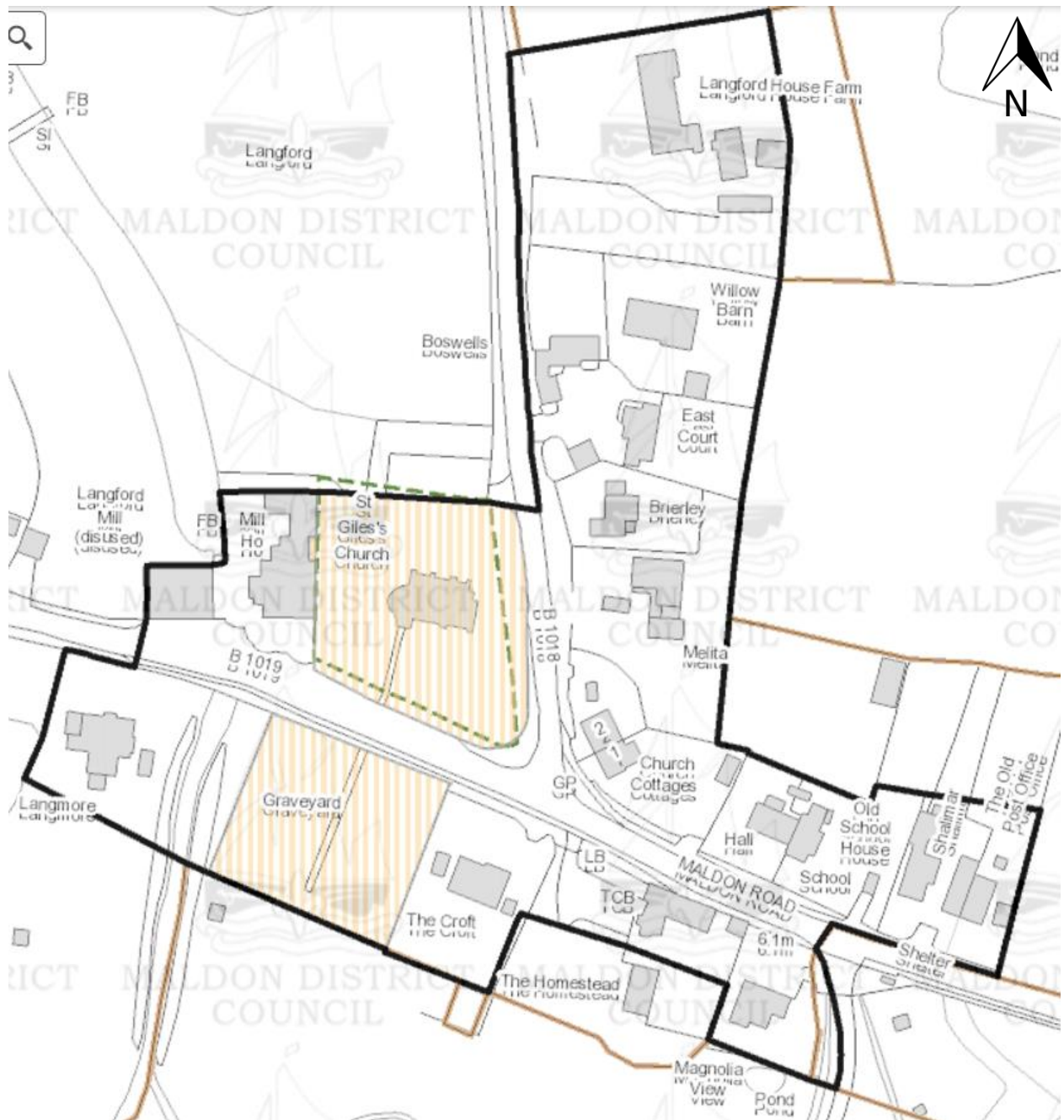


Figure 2 Langford Settlement Boundary (Source: Maldon District Council Policies Map)

## 3. Methodology for the site appraisal

### 3.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is therefore important that any selection process carried out is independent, transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

The approach undertaken to this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate.

In this context, the methodology for carrying out the site appraisal is presented below.

### 3.2 Task 1: Site identification and information gathering

The first step in the site assessment is to ensure that all potential sites for development in the Neighbourhood Area are included in the assessment. A list of sites was compiled from a variety of sources with information gathered relating to each site, including ownership, planning history, development constraints and community aspirations.

### 3.3 Task 2: Site Assessment

Site assessment findings for sites that had already been through the MDC Strategic Housing Land Availability Assessment were reviewed. For sites that had not already been assessed as part of the SHLAA, an in-depth assessment was carried out using appraisal proformas. This contains criteria relating to the suitability and availability of the site and enables a consistent evaluation of each site against national planning policy.

### 3.4 Task 3: Consolidation of results

This stage pulls together the results of the assessment to provide advice on which sites might be suitable for allocation in the Neighbourhood Plan.

At this stage, indicative housing capacities have been applied to the sites. This is the optimal number of new homes that could be provided on each of the potential sites. These have been calculated on the basis of a range of two densities: 20 DpH<sup>8</sup> and 30 DpH. These densities were selected with respect to the local evidence base, namely:

- MDC's SHLAA<sup>9</sup> and Viability Appraisal<sup>10</sup>, which use a figure of 20 dwellings per hectare to assess viability of development on sites of less than 5ha in rural/remote areas and a figure of 30 dwellings per hectare on sites of less than 5ha in other towns and villages (excluding the towns of Maldon and Burnham-on-Crouch, and the villages of Heybridge and Southminster).

A summary of the site assessments is provided in Section 5. Completed proformas for all sites assessed are provided in Appendix A.

---

<sup>8</sup> Dwellings per hectare

<sup>9</sup> Available at: [https://www.maldon.gov.uk/info/20048/planning\\_policy/8113/monitoring/2](https://www.maldon.gov.uk/info/20048/planning_policy/8113/monitoring/2)

<sup>10</sup> Available at: <https://www.maldon.gov.uk/publications/LDP/pre-submission/1%20Spatial%20Vision%20and%20Development/EB040a%20Local%20Plan%20and%20Community%20Infrastructure%20Levy%20Viability%20Study.pdf>

## 4. Identified Sites

Through their call for sites exercise undertaken in 2017 LUPC has identified seven sites and sought technical assistance from AECOM to assess their suitability for allocation through the LUNP; none of these sites have been assessed before.

The SHLAA is a recent document and it is considered appropriate to include these sites and the findings of the SHLAA within this assessment.

The MLDP was adopted during the summer of 2017; prior to this the development plan for the District consisted of the Saved Policies of the Maldon District Replacement Local Plan (MDRLP). In the MDRLP Langford was a village without a settlement boundary and development within the parish was restricted by Saved Policies S2 and H1. The now adopted MLDP Policy S8 defines a settlement boundary for Langford. The sites that are identified within the relatively recent SHLAA are closer to the settlement boundary of Langford than those submitted through the Parish Council's call for sites exercise and, given that they have previously been identified as suitable, available and deliverable, it is considered appropriate to include them within this assessment.

**Table 1: Summary of all Langford & Ulting sites included in the site assessment**

PSS site Ref.	Location/description	Site area (Ha) <sup>11</sup>	Status in the SHLAA	Current land use
Site 1	Land adjacent Brockley Cottages, Crouchmans Farm Road	0.1	-	Domestic curtilage.
Site 2	Land to the east of Fords Farmhouse, Hatfield Road	0.14	-	Equestrian / Agricultural use. Surrounding agricultural and business uses
Site 3	Land to the south of Robins, Crouchmans Farm Road	0.49	-	Agricultural
Site 4	Land at Ulting Lane and Hatfield Road	0.57	-	Scrubby tree cover and allocated Amenity Green Space
Site 5	Land to the east of Ulting Lane	0.14	-	Accommodates utilities infrastructure
Site 6	Land to the north of Ulting Lane	0.39	-	Agricultural
Site 7	Land to the west of Ulting Lane	0.1	-	Scrub land, not agricultural.
Site 8 (SHLAA ref. 4507g)	Site C, Witham Road	0.73	Suitable, available and deliverable (subject to planning permission)	Agricultural/ grassland use; surrounding business/ industrial and agricultural use.
Site 9 (SHLAA ref. 4507h)	Site B, Witham Road	1.23	Suitable, available and deliverable (subject to planning permission)	Agricultural use. Surrounding agricultural and residential use.
Site 10 (SHLAA ref. 4507d)	Site A Witham Road, Langford	0.93	Suitable, available and deliverable (subject to planning permission)	Agricultural use. Surrounding agricultural and residential use.

<sup>11</sup> AECOM measurement

PSS site Ref.	Location/description	Site area (Ha) <sup>11</sup>	Status in the SHLAA	Current land use
Site 11 (SHLAA ref. 8028)	Land at Langford Road	0.81	Suitable, available and deliverable (subject to planning permission)	Equestrian / Agricultural use. Surrounding agricultural and business uses
Site 12 (SHLAA ref. 9022)	Land east of Witham Road	1.88	Suitable, available and deliverable (subject to planning permission)	Agricultural use. Adjacent to small village.

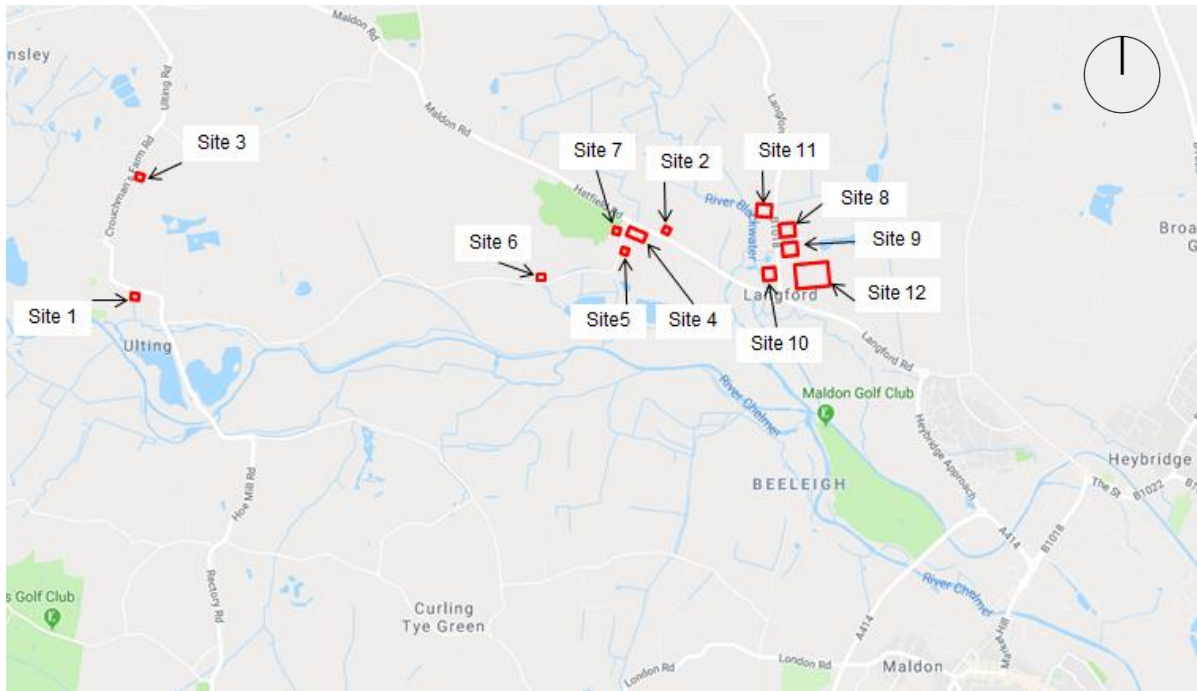


Figure 3 Location of all sites included within the site assessment (not to scale)

## 5. Site Assessment

This section sets out an assessment of each of the 12 sites, drawing on the information gathered on each site.

### Site 1 Land east of Brockley Cottages



Consideration	Comment
Location	Land east of Brockley Cottages
Site Area (Ha)	0.1
Existing Use	Domestic curtilage
Policy Consideration	The site sits outside of a defined settlement boundary. Outside of the defined settlement boundaries, Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.
Environmental and Heritage Designations	The site is less than 0.03km from a listed building. The site is within the Chelmer and Blackwater Conservation Area. Policy D3 sets out that development proposals affecting a heritage asset will be required to preserve or enhance its special character, appearance, setting and any features and fabric or architectural or historic interest.
Summary	The site sits outside a defined settlement boundary but is in close proximity to a cluster of dwellings fronting Crouchmans Farm Road. The development of the site is likely to have a limited impact on the character and appearance of the countryside in which it is located given the surrounding residential dwellings. However, MDC is seeking to concentrate growth in the most sustainable, accessible and appropriate locations taking into account constraints and the need to protect valued local

**Consideration****Comment**

countryside and avoid isolated homes in the countryside which is encompassed in objectives 1, 10 and 12 and Policies S2 and S8 of the MLDP. The allocation of this site is considered to be contrary to the above objectives and policies and this site is therefore discounted at this stage in the assessment and will not be further assessed.

**Site 2 Land to the east of Fords Farmhouse, Hatfield Road.****Consideration****Comment**

Location	Land to the east of Fords Farmhouse, Hatfield Road.
Site Area (Ha)	0.14
Existing Use	Equestrian and agriculture
Policy Consideration	The site sits outside of a defined settlement boundary. Outside of the defined settlement boundaries, Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.
Environmental and Heritage Designations	The site is within Flood Zone 2. The site is within close proximity to a statutory listed building.
Summary	The site sits outside the defined settlement boundary, it is close enough to the existing built up area of Langford (0.6km from the village centre) that it should be considered further in this assessment.



### Site 3 Land to the south of Robins, Crouchmans Farm Road



Consideration	Comment
Location	Land to the south of Robins, Crouchmans Farm Road
Site Area (Ha)	0.49
Existing Use	Agricultural
Policy Consideration	The site sits outside of a defined settlement boundary. Outside of the defined settlement boundaries, Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.
Environmental and Heritage Designations	None.
Summary	The site sits outside the defined settlement boundary and is isolated from existing development, except the cattery to the north and farmsteads in the local area. Due to the site size and location of the site, development here would be inappropriate and contrary to the objectives and policies of the MLDP. Therefore, this site is discounted at this stage in the assessment and will not be further assessed.

## Site 4 Land at Ulting Lane and Hatfield Road



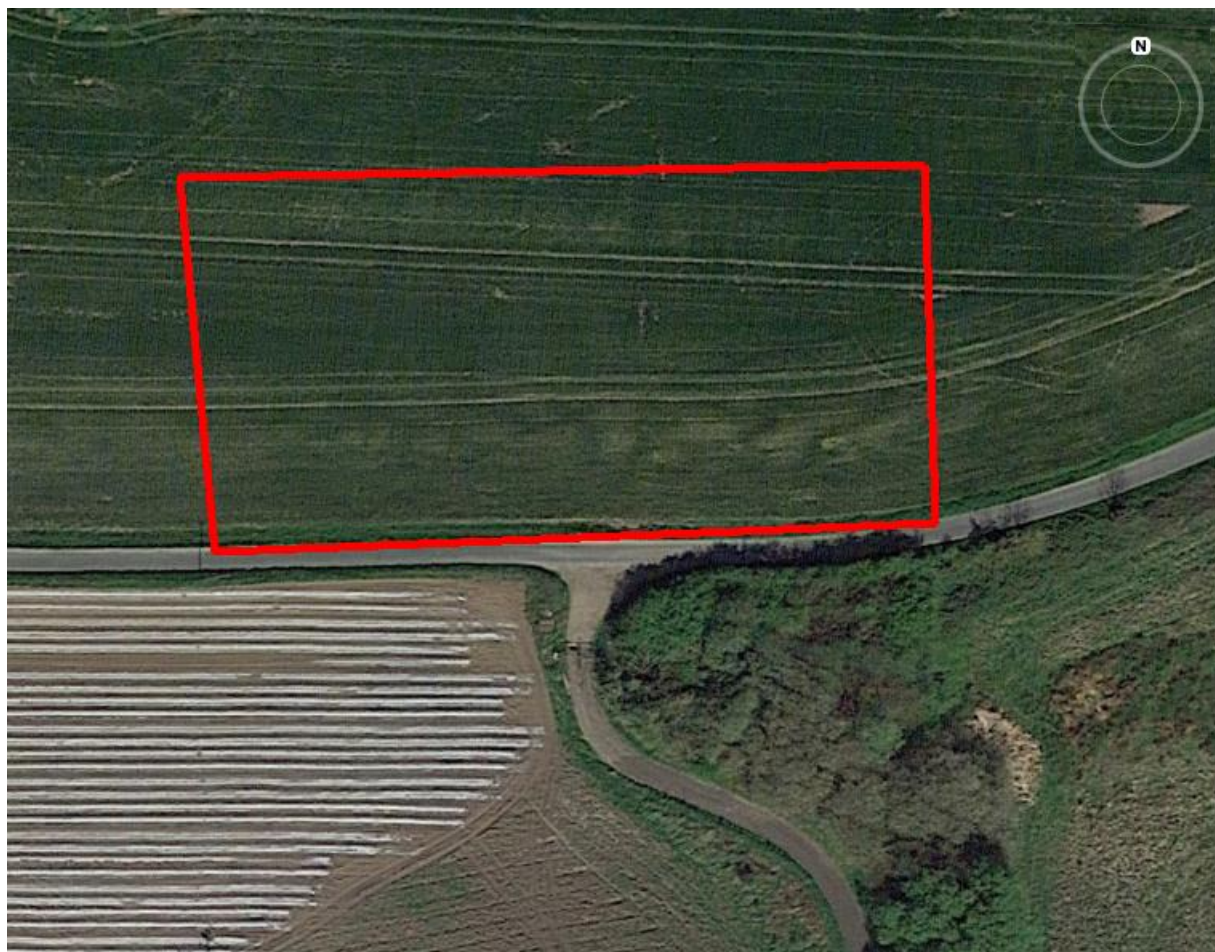
Consideration	Comment
Location	Land at Ulting Lane and Hatfield Road
Site Area (Ha)	0.57
Existing Use	Scrubby tree cover and allocated Amenity Green Space
Policy Consideration	The site sits outside of a defined settlement boundary. Outside of the defined settlement boundaries, Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.
Environmental and Heritage Designations	The western section of the site is a designated Amenity Green Space. The site is within the Chelmer and Blackwater Conservation Area. Within Flood Zone 2 and 3.
Summary	Even though the site sits outside the defined settlement boundary, it is close enough to the existing built up area of Langford (0.9km from the village centre) that it should be considered further in this assessment.

## Site 5 Land to the east of Ulting Lane



Consideration	Comment
Location	Land to the east of Ulting Lane
Site Area (Ha)	0.14
Existing Use	Accommodates utilities infrastructure.
Policy Consideration	The site sits outside of a defined settlement boundary. Outside of the defined settlement boundaries, Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.
Environmental and Heritage Designations	The site is within the Chelmer and Blackwater Conservation Area.
Summary	Even though the site sits outside the defined settlement boundary, it is close enough to the existing built up area of Langford (1.1km from the village centre) that it should be considered further in this assessment.

## Site 6 Land to the north of Ulting Lane



Consideration	Comment
Location	Land to the north of Ulting Lane.
Site Area (Ha)	0.39
Existing Use	Agricultural.
Policy Consideration	The site sits outside of a defined settlement boundary. Outside of the defined settlement boundaries, Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.
Environmental and Heritage Designations	The site is within the Chelmer and Blackwater Conservation Area. The site is within Flood Zone 2 and 3.
Summary	The site is within Flood Zone 2 and 3. Furthermore, the site sits outside the defined settlement boundary and is extremely isolated from existing development. Due to the risk of flooding to the site as well as the isolation of the site, any development here would be inappropriate. Therefore, this site is discounted at this stage in the assessment and will not be further assessed.

## Site 7 Land to the west of Ulting Lane



Consideration	Comment
Location	Land to the west of Ulting Lane
Site Area (Ha)	0.1
Existing Use	Scrub land, not agricultural
Policy Consideration	The site sits outside of a defined settlement boundary. Outside of the defined settlement boundaries, Policy S8 sets out that planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for development identified in a made neighbourhood plan or various other exceptions.
Environmental and Heritage Designations	The site is within the Chelmer and Blackwater Conservation Area. East of the site is designated Amenity Green Space.
Summary	Even though the site sits outside the defined settlement boundary, it is close enough to the existing built up area of Langford (0.9km from the village centre) that it should be considered further in this assessment.

**Site 8 Site C, Witham Road**



Consideration	Comment
Location	Site C, Witham Road
Site Area (Ha)	0.73
Existing Use	Agricultural/grassland use; surrounding business/industrial and agricultural use.
Status in the SHLAA	SHLAA site 4507g. Suitable, available and deliverable.
SHLAA conclusions	Any future development would also need to take account of its proximity to listed buildings and potential archaeological issues surrounding the disused railway line.
Summary	This site was found to be suitable in the SHLAA; therefore it will be taken forward for consideration in this assessment.

## Site 9 Site B, Witham Road



Consideration	Comment
Location	Site B, Witham Road
Site Area (Ha)	1.23
Existing Use	Agricultural use. Surrounding agricultural and residential use.
Status in the SHLAA	SHLAA site 4507h. Suitable, available and deliverable.
SHLAA conclusions	Any future development on this site should have regard to the proximity to listed buildings and the Blackwater Trail. SUDs needed to deal with surface water flooding.
Summary	This site was found to be suitable in the SHLAA; therefore it will be taken forward for consideration in this assessment.

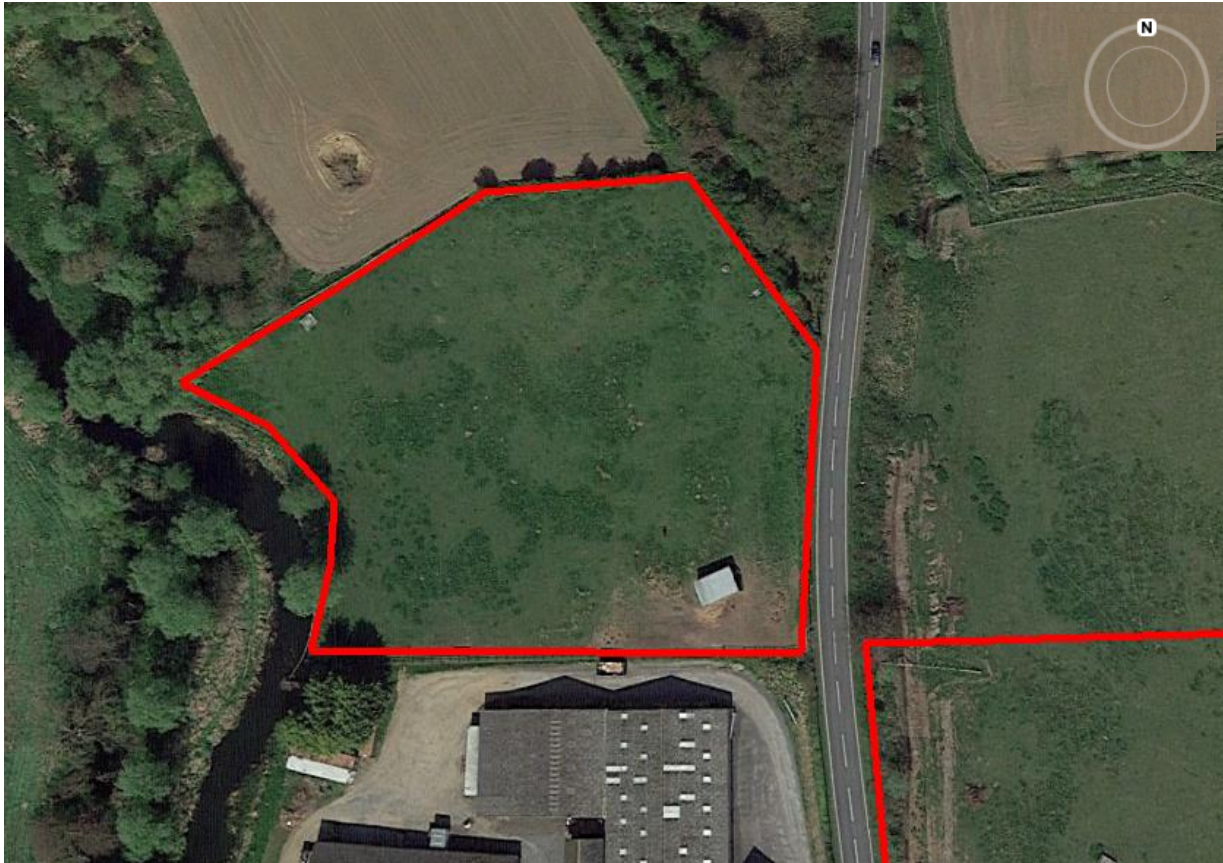
**Site 10 Site A, Witham Road, Langford**



Consideration	Comment
Location	Site A, Witham Road, Langford
Site Area (Ha)	0.93
Existing Use	Agricultural use. Surrounding agricultural and residential use.
Status in the SHLAA	SHLAA site 4507d. Suitable, available and deliverable.
SHLAA conclusions	Conservation Area and in area of landscape sensitivity.
Summary	This site was found to be suitable in the SHLAA; therefore it will be taken forward for consideration in this assessment.



## Site 11 Land at Langford Road



Consideration	Comment
Location	Land at Langford Road
Site Area (Ha)	0.81
Existing Use	Equestrian / Agricultural use. Surrounding agricultural and business use.
Status in the SHLAA	SHLAA site 8028. Suitable, available and deliverable.
SHLAA conclusions	Access constraints and site located in area of landscape sensitivity.
Summary	This site was found to be suitable in the SHLAA; therefore it will be taken forward for consideration in this assessment.

## Site 12 Land east of Witham Road



Consideration	Comment
Location	Land east of Witham Road
Site Area (Ha)	1.84
Existing Use	Agricultural use. Adjacent to small village.
Status in the SHLAA	SHLAA site 9022. Suitable, available and deliverable.
SHLAA conclusions	Capacity (18 dwellings) set low to reflect character, subject to policy.
Planning History	Planning permission (13/01020/OUT) for a single dwelling in part of the site was refused by Maldon District Council on 28 <sup>th</sup> January 2014 for two reasons: the site being located in an unsustainable location and also the development of the site, given its position behind the road fronting dwellings of the immediate area, would be incongruous and out of keeping with the prevailing pattern of development in the locality and the access would also have been likely to damage trees that contribute to the character and appearance of the Conservation Area.
Summary	The planning history of the site is a material consideration and does not support the allocation of the site through the LUNP. Whilst the first of the two reasons for refusal has arguably fallen away given the new settlement boundary for Langford the second reason which relates to harm to the character and appearance of the locality and particularly the Conservation Area remains a reason why this site is unsuitable for allocation. On this basis the site has been discounted from further consideration.

### 5.1.1 Summary of findings

Whilst the MLDP, through Policy S8, allows for neighbourhood plans to allocate housing to meet their own needs, the allocations should be consistent with the strategic aims and objectives of the development plan for the area. In this case MDC is seeking to concentrate growth in the most sustainable, accessible and appropriate locations taking into account constraints and the need to protect valued local countryside and avoid isolated homes in the countryside which is encompassed in objectives 1, 10 and 12 and Policies S2 and S8 of the MLDP.

Site 1 as identified in Table 1 and Figure 3 is located to the east of a cluster of residential dwellings fronting Crouchmans Farm Road approximately 2.1 miles (as the crow flies) from the settlement boundary of Langford. The development of the site is likely to have a limited impact on the character and appearance of the countryside in which it is located given its limited size. However, MDC is seeking to concentrate growth in the most sustainable, accessible and appropriate locations taking into account constraints and the need to protect valued local countryside and avoid isolated homes in the countryside which is encompassed in objectives 1, 10 and 12 and Policies S2 and S8 of the MLDP. The allocation of this site is considered to be contrary to the above objectives and policies and this site is therefore discounted at this stage in the assessment and will not be further assessed.

Site 3 as identified in Table 1 and Figure 3 is located to the south of residential dwelling Robins, to the east of Crouchmans Farm Road. This site is located adjacent to a residential dwelling and cattery and there are sporadic dwellings and agricultural related buildings in the locality. Site 3 is approximately 2.2 miles (as the crow flies) from the settlement boundary of Langford as indicated on the policies map. Due to the size of the site and its location, development here would be inappropriate and contrary to the objectives and policies of the MLDP. Therefore this site is discounted at this stage in the assessment.

Site 6 as identified in Table 1 and Figure 3 is located to the north of Ulting Lane and is part of an agricultural field. The site is located within Flood Zones 2 and 3. It is also entirely open, isolated and remote from any built development. The location of this site is remote from the settlement boundary and is inaccessible by public transport. Due to the risk of flooding and the isolation of the site, any development here would be inappropriate. Therefore this site is discounted at this stage in the assessment and will not be further assessed.

The planning history of the Site 12 is a material consideration and does not support the allocation of the site through the LUNP. The development of this site would be incompatible with the prevailing pattern of development and as such be harmful to the character and appearance of the locality and the conservation area rendering this site as unsuitable for allocation. On this basis the site has been discounted from further consideration.

For the reasons set out above sites 1, 3, 6 and 12 are considered to be contrary to the strategic policies of the MLDP and are not considered to represent sites suitable for allocation for housing through the LUNP.

The remaining sites have been taken forward for further consideration and assessed using the Government's Planning Practice Guidance (PPG) relating to neighbourhood planning and the assessment of land for development<sup>12</sup>. From a review of all existing information, a judgement has been made as to whether each site is suitable for residential development and appropriate for allocation in the Neighbourhood Plan to meet identified development needs.

This summary should be read alongside the full set of site appraisal proformas in Appendix A. These do not include sites that have already been assessed through the SHLAA.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's PPG. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on whether or not each site is **suitable** and **available**. The separate criterion of achievability

<sup>12</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

(which refers to the economic viability of development on any allocated sites) is explained in Section 5.1.2.

**Table 2: Summary of assessment of sites in the parishes of Langford & Ulting**

PSS site Ref.	Location/description	Site area (Ha)	Status in the SHLAA	Current land use	Assessed dwelling yield <sup>13</sup>	Assessment of suitability for allocation	Summary of assessment rationale	For further details
Site 2	Land to the east of Fords Farmhouse, Hatfield Road	0.14		Equestrian/agricultural use.	2-4	<b>Site not suitable</b>	The site is not suitable for allocation because of the following reasons. The site is located within Flood Zone 2. The site is remote from community services and facilities. The site is also adjacent to a Grade II Listed Building.	See pages 33-37
Site 4	Land at Ulting Lane and Hatfield Road	0.57		Scrubby tree cover and allocated Amenity Green Space.	11-17	<b>Site not suitable</b>	The site is not suitable for allocation for the following reasons. The site is located within Flood Zone 2 and Flood Zone 3. The western section of the site, where access would be created, is allocated as Amenity Green Space. This Amenity Green Space cannot be allocated for housing development, and therefore there is not any potential for access unless a new junction is created onto the B1019, which is unlikely. The site is remote from community services and facilities and is inaccessible by a range of public transport modes. The site is also within a conservation area and is adjacent to a listed building, which would both require mitigation. The site does have existing screening, but the development would lead to the loss of some of these hedgerows and trees.	See pages 38-42

<sup>13</sup> Where the site was assessed as not suitable for development within either the SHLAA or the AECOM assessment, the dwelling yield is given as 'n/a', though it is provided in full for all sites within Appendix A. Where the dwelling yield is given as a range, this represents the lowest (20 DpH) and highest (30 DpH) potential densities.

PSS site Ref.	Location/description	Site area (Ha)	Status in the SHLAA	Current land use	Assessed dwelling yield <sup>13</sup>	Assessment of suitability for allocation	Summary of assessment rationale	For further details
Site 5	Land to the east of Ulting Lane	0.14		Accommodates utilities infrastructure.	2-4	<b>Site not suitable</b>	The site is not suitable for allocation for the following reasons. The site is remote from community services and facilities and is inaccessible by a range of public transport modes. The site is also within a conservation area which would require mitigation. The site does have existing screening, but the development would lead to the loss of some of these hedgerows and trees. The existing utilities infrastructure would also need to be removed and this could potentially give rise to viability issues.	See pages 43-48
Site 7	Land to the west of Ulting Lane	0.1		Small parcel of land not part of wider employment site, currently laid to grass with vegetation.	2-3	<b>Site potentially suitable</b>	The site could potentially be suitable for allocation in the LUNP. The site would require access to be taken across land owned by the Parish Council. This land is designated Amenity Green Space and any loss or degradation of the Amenity Green Space would need to be mitigated.	See pages 49-53
Site 8 (SHLAA ref. 4507g)	Site C, Witham Road	0.73	Suitable, available and deliverable (subject to planning permission)	Agricultural/ grassland use; surrounding business/ industrial and agricultural use.	14-21	<b>Site not suitable</b>	Even though the site was found to be suitable in the SHLAA, it is considered that this site is not suitable for allocation in the LUNP because of the following reasons. The site is beyond the settlement boundary of Langford and development here would cause harm to the character and appearance of the open countryside. The site is also near to statutory listed buildings and there are potential archaeological issues due to the disused railway line on the site.	See MDC's SHLAA (2015)
Site 9 (SHLAA ref. 4507h)	Site B, Witham Road	1.23	Suitable, available and deliverable (subject to planning permission)	Agricultural use. Surrounding agricultural and residential use.	24-36	<b>Site potentially suitable</b>	Part of the site could potentially be suitable for allocation in the LUNP; however the site capacity of 24 to 36 dwellings is higher than the housing need and development of this size would be contrary to MLDP policy. The site is located adjacent to the settlement boundary of Langford and has relatively few constraints. Consideration will be needed for the mitigation required on the effects on the settings of nearby listed buildings and the potential surface water flooding, as highlighted in the SHLAA.	See MDC's SHLAA (2015)

PSS site Ref.	Location/description	Site area (Ha)	Status in the SHLAA	Current land use	Assessed dwelling yield <sup>13</sup>	Assessment of suitability for allocation	Summary of assessment rationale	For further details
Site 10 (SHLAA ref. 4507d)	Site A Witham Road, Langford	0.93	Suitable, available and deliverable (subject to planning permission)	Agricultural use. Surrounding agricultural and residential use.	18-27	Site potentially suitable	Part of the site could potentially be suitable for allocation in the LUNP; however the site capacity of 18 to 27 dwellings is higher than the housing need and development of this size would be contrary to MLDP policy. The site is located adjacent to the settlement boundary of Langford and has relatively few constraints. However consideration will be needed for the mitigation required on the effects on the conservation area and the area of landscape sensitivity that the site falls within, as highlighted in the SHLAA.	See MDC's SHLAA (2015)
Site 11 (SHLAA ref. 8028)	Land at Langford Road	0.81	Suitable, available and deliverable (subject to planning permission)	Equestrian / Agricultural use. Surrounding agricultural and business uses	16-24	Site not suitable	Even though the site was found to be suitable in the SHLAA, we consider that this site is not suitable for allocation in the LUNP because of the following reasons. The site is beyond the settlement boundary of Langford and development here would cause harm to the open countryside. The site also has access constraints and is within an area of landscape sensitivity.	See MDC's SHLAA (2015)

The assessment has shown that of the 12 sites assessed reduced Sites 9 or 10 or the whole of Site 7 would be potentially suitable for allocation in the Neighbourhood Plan

It is recommended that further work is undertaken by the Parish Council with the landowners of Sites 9 and 10 to ascertain whether a reduced portion of one or both of these sites could be included within the Neighbourhood Plan as allocations for housing.

Site 7 has also been identified as potentially suitable for allocation. Whilst the site does not have direct access to Ulting Lane, the Parish Council has confirmed that the land required to provide this access is within the ownership of the Parish Council and it could be used for such purposes. However, this is complicated by the fact that the land between the site and Ulting Lane is designated Amenity Green Space that is protected by Policy N1 of the MLDP. It is advised that Site 7 is also further from the settlement boundary of Langford than Sites 9 or 10 and therefore is in a less sustainable location.

Langford is a small village with some limited services – including church (incorporating a small part-time community shop run by volunteers), village hall and museum, whilst Ulting is a more dispersed settlement comprising small groups of houses. Therefore, any allocation of housing in Langford may not be wholly compliant with the strategic policies of the MLDP which seeks to direct development primarily to sustainable urban extensions to the main settlements of Maldon, Burnham-on-Crouch and Heybridge.

The decision on which site(s), if any, to allocate and for how many homes, should have regard to the MLDP policies relating to appropriate locations for growth and the findings of the HNA which point to a very low housing need. It is advised that the Parish Council speak to the LPA officers to understand whether housing would be supported in this location.

### 5.1.2 Viability

This assessment has not considered the viability of sites for the development proposed. The Neighbourhood Plan should be able to demonstrate that the sites are financially viable to develop.

For more evidence, any landowners/developers promoting sites for development could be approached to request viability evidence such as financial viability appraisals for the sites they are promoting.

However, valuations produced by a third party are not necessarily definitive or sufficiently independent. For this reason, AECOM are able to provide separate viability advice to the Parish Council if their application for support in this regard is successful.

### 5.1.3 Next steps

This report has shown that none of the sites are without constraint but that there are some which are potentially appropriate but have issues that need to be resolved.

Some of the sites in the amber category may need further advice or assessment not possible to address through this high-level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at MDC to allow them to be moved into either the green or red categories.

#### *Choosing between the amber sites*

Based on the evidence available, of the three sites assessed as being within the amber category (Site 7 or reduced Sites 9 and 10), it is a reduced Site 9 that has the greatest potential to be moved to the green category, subject to due regard being given to heritage, landscape and access constraints.

However, it is also advised that the allocation of housing within this Neighbourhood Area may not be wholly compliant with the strategic policies of the MLDP which seeks to direct development primarily to sustainable urban extensions to the main settlements of Maldon, Heybridge and Burnham-on-Crouch.



If any sites are moved into the green category this provides the shortlist from which the proposed allocations can be selected. These should be the sites that best meet the aims and objectives of the Neighbourhood Plan. The criteria that are used to select the sites should be clearly recorded and made available as evidence to support the LUNP.

## Appendix A Completed site appraisal proformas

### Site Assessment Proforma – Site 2

<i>General information</i>	
<b>Site Reference / name</b>	Site 2
<b>Site Address (or brief description of broad location)</b>	Land to the east of Fords Farmhouse, Hatfield Road
<b>Current use</b>	Pasture
<b>Proposed use</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.14
<b>SHLAA site reference (if applicable)</b>	n/a
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	Proposed by landowner through neighbourhood plan Call for Sites exercise in 2017.

<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>	<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?</p>	<p>No known planning applications for the site according to MDC interactive map search and Langford &amp; Ulting Parish Council.</p>			

## Suitability

Suitability	
<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>There is access to the site from the highway via a five bar gate. No pedestrian access.</p>
<p><b>Is the site accessible?</b></p> <p>Provide details of site's connectivity</p>	<p>The site is on one of the main thoroughfares to the town of Maldon and village of Heybridge.</p> <p>The site is approximately 2.3 miles from the centre of Maldon (2 miles from large supermarkets in Maldon) and 1.9 miles to the services and facilities offered by the Bentalls Shopping Centre in Heybridge.</p> <p>There are bus stops on Hatfield Road in close proximity to the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway along the opposite side of Hatfield Road which has a speed limit of 40mph.</p> <p>The nearest train station is at Hatfield Peverel which is 3.6 miles from the site.</p>

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>• Ancient Woodland</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>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Site lies entirely within Flood Zone 2 and the Impact Risk Zone of the Blackwater Estuary SSSI.</b></p>	<p>The site is not within the Green Belt, an Area of Outstanding Natural Beauty or a National Park. It does not contain Ancient Woodland, is not a European nature site (Special Area of Conservation or Special Protection Area); it is not a site of Importance for Nature Conservation or a site of Geological Importance.</p> <p>The site is in flood zone 2 (medium probability of flooding).</p> <p>The site lies within the far outer impact risk zone of the Blackwater Estuary SSSI. However, the SSSI is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted.</p>

<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There is limited potential for protected species; however, a Phase 1 Habitat survey would be recommended ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</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>	<p><b>Medium sensitivity to development</b> <b>Medium visual impact</b></p>	<p>The site is within Landscape Character Area A9a - the Blackwater River Valley as detailed within the Maldon Landscape Character Assessment (2006).</p> <p>The southern boundary of the site comprises a mature hedgerow; this is likely to have to be removed / cut back significantly to provide safe access/egress from the site. The east and west boundaries are not currently delineated. The northern boundary comprises a mature hedgerow and to the north of the site is an open agricultural field.</p> <p>The site is flat and open, particularly to the north; however it is located in between two residential dwellings, which would limit the impact, should the site be developed, on the landscape.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>N/A</b></p>	<p>Site is not currently in agricultural use.</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>Close to one listed building</b></p>	<p>Development would have to minimise impact on setting of Grade II listed Fords Farmhouse.</p>

**Community facilities and services**

<p><b>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</b></p>	<p><b>Poorly located</b></p>	<p>The site is site is approximately 2.1 miles from the centre of Maldon (1.7 miles from large supermarkets in Maldon) and 1.9 miles to the</p>
--	------------------------------	---

<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>		<p>services and facilities offered by the Bentalls Shopping Centre in Heybridge. Health facilities are available in Maldon and Heybridge.</p> <p>There are bus stops on Hatfield Road in close proximity to the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway along the opposite side of Hatfield Road which has a speed limit of 40mph.</p> <p>The nearest train station is at Hatfield Peverel which is 3.6 miles from the site.</p> <p>Oval Park offers employment opportunities on Hatfield Road.</p> <p>The nearest primary school is 2.6 miles away (Heybridge Primary School) with other schools in Maldon, Hatfield Peverel and Woodham Walter). The nearest secondary school is in Maldon.</p>
---	--	--

**Other key considerations**

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>		
<p>Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?</p>	<p>Some</p>	<p>A Phase 1 Habitat Survey should be carried out before the submission of any planning application. Access to Hatfield Road would likely necessitate the removal or cutting back of the hedgerow.</p>	
<p>Public Right of Way</p>	<p>None</p>		
<p>Existing social or community value (provide details)</p>	<p>Some</p>	<p>Limited social and community value due to lack of public access; will have some visual amenity as open rural land</p>	
<p>Is the site likely to be affected by any of the following?</p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Ground Contamination</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>
<p>Topography: Flat/ gentle slope/ steep gradient</p>	<p>Flat</p>
<p>Coalescence</p>	<p>No</p>

Development would result in neighbouring settlements merging into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	<b>No</b>
Any other comments?	

## Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted by landowner to call for sites exercise.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LUPC has confirmed to AECOM that it is not aware of significant constraints on any site in terms of multiple ownership, ransom strips, tenancies or covenants.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is available immediately.

## Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Conclusions

Please tick a box		
<b>The site is appropriate for allocation</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is not appropriate for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity (20 and 30 dph):</b>	2	4
<b>Key evidence for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>The site is located entirely within Flood Zone 2</li> <li>The site is remote from services and facilities</li> <li>The site is inaccessible by a range of public transport</li> </ul>	

## Site Assessment Proforma – Site 4

### General information

<b>Site Reference / name</b>	Site 4
<b>Site Address (or brief description of broad location)</b>	Land at Ulting Lane and Hatfield Road
<b>Current use</b>	Scrubby tree cover and allocated Amenity Green Space
<b>Proposed use</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.57Ha
<b>SHLAA site reference (if applicable)</b>	n/a
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	Proposed by landowner through neighbourhood plan Call for Sites exercise in 2017.

### 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?	No known planning applications for the site according to MDC interactive map search and Langford & Ulting Parish Council.			

## Suitability

### Suitability

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>No access to the site from Hatfield Road or Ulting Lane. Potential for an adequate access to be provided from the highway to the site (on Ulting Lane) but this could be difficult to achieve due to proximity of junction of Ulting Lane and Hatfield Road.</p>
<p><b>Is the site accessible?</b></p> <p>Provide details of site's connectivity</p>	<p>Hatfield Road is one of the main thoroughfares to the town of Maldon and village of Heybridge.</p> <p>The site is approximately 2.3 miles from the centre of Maldon (1.9 miles from large supermarkets in Maldon) and 2.1 miles to the services and facilities offered by the Bentalls Shopping Centre in Heybridge.</p> <p>There are bus stops on Hatfield Road in close proximity to the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway alongside Hatfield Road which has a speed limit of 40mph.</p> <p>The nearest train station is at Hatfield Peverel which is 3.5 miles from the site.</p>

### 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>• Ancient Woodland</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>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p style="text-align: center;"><b>Site lies within Flood Zone 2 and 3 and the Impact Risk Zone of the Blackwater Estuary SSSI.</b></p>	<p>The site is not within the Green Belt, an Area of Outstanding Natural Beauty or a National Park. It does not contain Ancient Woodland, is not a European nature site (Special Area of Conservation or Special Protection Area); it is not a site of Importance for Nature Conservation or a site of Geological Importance.</p> <p>The site is partially within Flood Zone 2 (medium probability of flooding) and partially within Flood Zone 3 (high risk of flooding).</p> <p>The site lies within the far outer impact risk zone of the Blackwater Estuary SSSI. However, the SSSI is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted.</p>



<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There is limited potential for protected species; however, a Phase 1 Habitat survey would be recommended ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</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>	<p><b>Medium sensitivity to development Medium visual impact</b></p>	<p>The site is within Landscape Character Area A7a - the Lower Chelmer River Valley as detailed within the Maldon Landscape Character Assessment (2006).</p> <p>The site is currently well covered in terms of trees and hedgerow. The northeast and northwest boundaries of the site are defined by Hatfield Road and Ulting Lane respectively and the southern boundary follows the boundaries of the dwellings fronting Ulting Lane. The southeast of the site is open.</p> <p>The site is flat and currently screened by hedgerow and trees. To develop it would likely result in the loss of a number of these features and open the site up a degree from a number of vistas.</p> <p>The landscape is not considered to be of particularly high landscape value.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>N/A</b></p>	<p>Site is not currently in agricultural use.</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>Close to one listed building and within the Chelmer and Blackwater Navigation Conservation Area.</b></p>	<p>Site is close to Grade II listed Fords Farmhouse and is within the Chelmer and Blackwater Navigation Conservation Area.</p>

**Community facilities and services**

<p><b>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</b></p>	<p><b>Poorly located</b></p>	<p>The site is site is approximately 2.3 miles from the centre of Maldon (1.9 miles from large supermarkets in Maldon) and 2.1 miles to the services and facilities</p>
--	------------------------------	---

<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>	<p>offered by the Bentalls Shopping Centre in Heybridge. Health facilities are available in Maldon and Heybridge.</p> <p>There are bus stops on Hatfield Road in close proximity to the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway alongside Hatfield Road which has a speed limit of 40mph from Ulting Lane to the village of Langford.</p> <p>The nearest train station is at Hatfield Peverel which is 3.5 miles from the site.</p> <p>Oval Park offers employment opportunities on Hatfield Road.</p> <p>The nearest primary school is 2.7miles away (Hatfield Peverel with other schools in Maldon, Heybridge and Woodham Walter. The nearest secondary school is in Maldon.</p>
---	---

**Other key considerations**

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Some	A Phase 1 Habitat Survey should be carried out before the submission of any planning application. Access to Hatfield Road would likely necessitate the removal or cutting back of the hedgerow.	
Public Right of Way	None		
Existing social or community value (provide details)	Some	The site is allocated Amenity Green Space, its development would be contrary to Policy N3 of the MLDP.	
<i>Is the site likely to be affected by any of the following?</i>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat

<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
Scale and nature of development would be large enough to significantly change size and character of settlement	<b>No</b>
Any other comments?	

## Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Availability

	Yes	No	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submitted by landowner to call for sites exercise.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LUPC has confirmed to AECOM that it is not aware of significant constraints on any site in terms of multiple ownership, ransom strips, tenancies or covenants.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is available immediately.

## Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Conclusions

Please tick a box		
<b>The site is appropriate for allocation</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is not appropriate for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity (20 and 30 dph):</b>	11	17
<b>Key evidence for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is located within Flood Zone 2 and Flood Zone 3</li> <li>• The site is allocated Amenity Green Space</li> <li>• The site is remote from services and facilities</li> <li>• The site is inaccessible by a range of public transport</li> </ul>	

## Site Assessment Proforma – Site 5

### General information

<b>Site Reference / name</b>	Site 5
<b>Site Address (or brief description of broad location)</b>	Land to the east of Ulting Lane
<b>Current use</b>	Accommodates utilities infrastructure
<b>Proposed use</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.14
<b>SHLAA site reference (if applicable)</b>	n/a
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	Proposed by landowner through neighbourhood plan Call for Sites exercise in 2017.

### Context

<b>Is the site:</b> Greenfield: land (farmland, or open space, that has not previously been developed)	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<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?	No known planning applications for the site according to MDC interactive map search and Langford & Ulting Parish Council.			

## Suitability

### Suitability

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>No formal access to the site from Ulting Lane. Potential for an adequate access to be provided from the highway to the site.</p>
<p><b>Is the site accessible?</b></p> <p>Provide details of site's connectivity</p>	<p>The site is approximately 2.4 miles from the centre of Maldon (2 miles from large supermarkets in Maldon) and 2.1 miles to the services and facilities offered by the Bentalls Shopping Centre in Heybridge.</p> <p>There are bus stops on Hatfield Road 0.1 miles from the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway alongside Ulting Lane which has a speed limit of 60mph and along the southern side of Hatfield Road which has a speed limit of 40mph.</p> <p>The nearest train station is at Hatfield Peverel which is 3.6 miles from the site.</p>

### 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>• Ancient Woodland</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>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>The site is within the Impact Risk Zone of the Blackwater Estuary SSSI.</b></p>	<p>The site is not within the Green Belt, an Area of Outstanding Natural Beauty or a National Park. It does not contain Ancient Woodland, is not a European nature site (Special Area of Conservation or Special Protection Area); it is not a site of Importance for Nature Conservation or a site of Geological Importance. The site is partially within Flood Zone 1 (low probability of flooding).</p> <p>The site lies within the far outer impact risk zone of the Blackwater Estuary SSSI. However, the SSSI is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted.</p>
<p><b>Ecological value?</b></p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There is limited potential for protected species; however, a Phase 1 Habitat survey would be recommended ahead of any planning application.</p>

<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</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>	<p><b>Medium sensitivity to development Medium visual impact</b></p>	<p>The site is within Landscape Character Area A7a - the Lower Chelmer River Valley as detailed within the Maldon Landscape Character Assessment (2006).</p> <p>The site is currently well screened with hedgerow and is covered by a number of trees.</p> <p>The site is flat and currently screened by hedgerow and trees. To develop it would likely result in the loss of a number of these features and open the site up a degree from a number of vistas.</p> <p>The landscape is not considered to be of particularly high landscape value.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>N/A</b></p>	<p>Site is not currently in agricultural use.</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>Site is within the Chelmer and Blackwater Navigation Conservation Area.</b></p>	<p>Site is within the Chelmer and Blackwater Navigation Conservation Area.</p>

### Community facilities and services

<p><b>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</b></p> <ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul>	<p><b>Poorly located</b></p>	<p>The site is approximately 2.4 miles from the centre of Maldon (2 miles from large supermarkets in Maldon) and 2.1 miles to the services and facilities offered by the Bentalls Shopping Centre in Heybridge.</p> <p>There are bus stops on Hatfield Road 0.1 miles from the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway alongside Ulting Lane which has a speed limit of 60mph and along the southern side of Hatfield Road which has a speed limit of 40mph. The</p>
--	------------------------------	---

<p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>		<p>nearest train station is at Hatfield Peverel which is 3.6 miles from the site.</p> <p>Oval Park offers employment opportunities on Hatfield Road.</p> <p>The nearest primary school is 2.8 miles away (Hatfield Peverel with other schools in Maldon, Heybridge and Woodham Walter. The nearest secondary school is in Maldon.</p>
---	--	---

**Other key considerations**

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>	<p>No Tree Preservation Orders but the site has a lot of trees within it.</p>	
<p>Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?</p>	<p>Some</p>	<p>A Phase 1 Habitat Survey should be carried out before the submission of any planning application. Access to Ulting Lane would likely necessitate the removal or cutting back of the hedgerow.</p>	
<p>Public Right of Way</p>	<p>None</p>		
<p>Existing social or community value (provide details)</p>	<p>None</p>	<p>Limited social and community value due to lack of public access.</p>	
<p>Is the site likely to be affected by any of the following?</p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Ground Contamination</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The site currently accommodates utilities infrastructure. Given that the landowner has submitted the site for consideration it is likely that the existing facility is surplus to requirements. However, this would require further investigation to ascertain certainty. Notwithstanding this there are likely to be additional costs for the development of this site given the existing infrastructure within which could render the site unviable; this should be considered further if the site is selected for allocation.</p>

**Characteristics**

<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>
<p>Topography: Flat/ gentle slope/ steep gradient</p>	<p>Flat</p>
<p>Coalescence</p>	<p>No</p>

Development would result in neighbouring settlements merging into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	<b>No</b>
Any other comments?	

## Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<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"/>	Submitted by landowner to call for sites exercise.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LUPC has confirmed to AECOM that it is not aware of significant constraints on any site in terms of multiple ownership, ransom strips, tenancies or covenants.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is available immediately.



## Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<b>Conclusions</b>		
		Please tick a box
<b>The site is appropriate for allocation</b>		<input type="checkbox"/>
<b>This site has minor constraints</b>		<input type="checkbox"/>
<b>The site has significant constraints</b>		<input type="checkbox"/>
<b>The site is not appropriate for allocation</b>		<input checked="" type="checkbox"/>
<b>Potential housing development capacity (20 and 30 dph):</b>	2	4
<b>Key evidence for decision to accept or discount site.</b>	<ul style="list-style-type: none"> <li>• The site is remote from community services and facilities</li> <li>• The site is inaccessible by a range of public transport modes.</li> <li>• The site is within a conservation area which would require mitigation.</li> <li>• The site has existing screening, but its development would lead to the loss of some of these hedgerows and trees.</li> <li>• The existing utilities infrastructure would need to be removed; it needs to be clarified that the existing infrastructure is surplus to requirements and whether there would be any viability issues if the site were allocated.</li> </ul>	

## Site Assessment Proforma – Site 7

### General information

<b>Site Reference / name</b>	Site 7
<b>Site Address (or brief description of broad location)</b>	Land to the west of Ulting Lane
<b>Current use</b>	Scrubby vegetation, not agricultural.
<b>Proposed use</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.1Ha
<b>SHLAA site reference (if applicable)</b>	-
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	Proposed by landowner through neighbourhood plan Call for Sites exercise in 2017.

### Context

<b>Is the site:</b>	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<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?	-			

## Suitability

### Suitability

<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	<p>No formal access to the site from Ulting Lane. The Parish Council has confirmed they own the land between the site and Ulting Lane and it could provide access to the site.</p>
<p><b>Is the site accessible?</b></p> <p>Provide details of site's connectivity</p>	<p>The site is approximately 2.3 miles from the centre of Maldon (2.1 miles from large supermarkets in Maldon) and 2.0 miles to the services and facilities offered by the Bentalls Shopping Centre in Heybridge.</p> <p>There are bus stops on Hatfield Road 0.1miles close to the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway along the other side of Ulting Lane which has a speed limit of 60mph and Hatfield Road which has a speed limit of 40mph.</p> <p>The nearest train station is at Hatfield Peverel which is 3.5 miles from the site.</p>

### 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>• Ancient Woodland</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>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>The site is within the Impact Risk Zone of the Blackwater Estuary SSSI.</b></p>	<p>The site is not within the Green Belt, an Area of Outstanding Natural Beauty or a National Park. It does not contain Ancient Woodland, is not a European nature site (Special Area of Conservation or Special Protection Area); it is not a site of Importance for Nature Conservation or a site of Geological Importance. The site is partially within Flood Zone 1 (low probability of flooding).</p> <p>The site lies within the far outer impact risk zone of the Blackwater Estuary SSSI. However, the SSSI is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted.</p> <p>The land to the east of the site is designated Amenity Green Space, access would be required across this designation.</p>

<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p><b>Unknown</b></p>	<p>There is limited potential for protected species; however, a Phase 1 Habitat survey would be recommended ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</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>	<p><b>Medium sensitivity to development</b> <b>Medium visual impact</b></p>	<p>The site is within Landscape Character Area A7a - the Lower Chelmer River Valley as detailed within the Maldon Landscape Character Assessment (2006).</p> <p>The site is currently well screened with hedgerow and is covered by a number of trees.</p> <p>The site is flat and currently screened by hedgerow and trees. To develop it would likely result in the loss of a number of these features and open the site up a degree from a number of vistas.</p> <p>The landscape is not considered to be of particularly high landscape value.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>N/A</b></p>	<p>Site is not currently in agricultural use.</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>Site is within the Chelmer and Blackwater Navigation Conservation Area.</b></p>	<p>Site is within the Chelmer and Blackwater Navigation Conservation Area.</p>

### *Community facilities and services*

<p><b>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</b></p> <ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> </ul>	<p><b>Poorly located</b></p>	<p>The site is approximately 2.3 miles from the centre of Maldon (2.1 miles from large supermarkets in Maldon) and 2.0 miles to the services and facilities offered by the Bentalls Shopping Centre in Heybridge.</p>
---	------------------------------	---

<ul style="list-style-type: none"> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul> <p>Where a site is <b>poorly located</b> if &gt; 800m, <b>moderately located</b> if 400m to 800m, and <b>favourably located</b> if &lt; 400m from services.</p>		<p>There are bus stops on Hatfield Road 0.1 close to the site which provides a service into Maldon as well as to Chelmsford and Colchester.</p> <p>There is a footway along the other side of Ulting Lane which has a speed limit of 60mph and Hatfield Road which has a speed limit of 40mph.</p> <p>The nearest train station is at Hatfield Peverel which is 3.5 miles from the site. Oval Park offers employment opportunities on Hatfield Road.</p> <p>The nearest primary school is 1.8 miles away (Woodham Walter) with other schools in Maldon and Hatfield Peverel. The nearest secondary school is in Maldon.</p>
---	--	---

**Other key considerations**

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Some	A Phase 1 Habitat Survey should be carried out before the submission of any planning application. Access to Ulting Lane would likely necessitate the removal or cutting back of the hedgerow.	
Public Right of Way	None		
Existing social or community value (provide details)	Some	Limited social and community value due to lack of public access.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ gentle slope/ steep gradient	Flat
<b>Coalescence</b> 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	No

settlement	
Any other comments?	

### Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### 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"/>	Submitted by landowner to call for sites exercise.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LUPC has confirmed to AECOM that it is not aware of significant constraints on any site in terms of multiple ownership, ransom strips, tenancies or covenants.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site is available immediately.

### Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

#### Conclusions

Please tick a box		
The site is appropriate for allocation	<input type="checkbox"/>	
This site has minor constraints	<input type="checkbox"/>	
The site has significant constraints	<input checked="" type="checkbox"/>	
The site is not appropriate for allocation	<input type="checkbox"/>	
Potential housing development capacity (20 and 30 dph):	2	3
Key evidence for decision to accept or discount site.	<ul style="list-style-type: none"> <li>The site does not have direct access to Ulting Lane, but the Parish Council has advised they own this land and it could be used to access the site.</li> <li>The land to the east of the site, owned by the Parish Council, is designated Amenity Green Space where there is a presumption against any development which may lead to the loss, degradation, fragmentation and/or isolation of existing green infrastructure.</li> <li>The site is in a Conservation Area but not close to any Listed Buildings</li> </ul>	

