



**Strategic Land Availability Assessment (SLAA):
Site Assessments Report Stage 2**

Colchester Local Plan Review

February 2025

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Introduction

Colchester City Council has commenced work on reviewing the Local Plan. The Local Plan Review will need to allocate land for the provision of homes and other uses to meet the City's future and existing needs.

In 2023, the Council drafted and consulted on Strategic Land Availability Assessment (SLAA) Methodology. The comments received were presented to Local Plan Committee on 11 December 2023. The adopted SLAA Methodology can be viewed on the Council's website as part of the Local Plan Review Evidence Base and Supporting Documents: <https://www.colchester.gov.uk/local-plan/evidence-base-supporting-documents/>

As part of the SLAA process, the Council launched a Call for Sites in Autumn 2023. The Call for Sites is an opportunity for groups to suggest sites that they would like to be considered to inform the preparation of the Local Plan. Further information on the sites submitted through the Call for Sites can be found in the [Strategic Land Availability Assessment \(SLAA\): Call for Sites Report](#).

In addition to the sites received through the Call for Sites process, the Council, as set out in the SLAA Methodology, have proactively looked to identify any additional potential sites and locations for growth or green uses to be assessed through the SLAA process, to ensure its approach to new land allocation is comprehensive. This part of the SLAA process is called the 'Desktop Review' and further detail is provided in the [SLAA Methodology](#) and [Strategic Land Availability Assessment \(SLAA\): Desktop Review Report](#).

The [Strategic Land Availability Assessment \(SLAA\): Site Assessments Stage 1 Report](#) provides a comprehensive overview of all the sites (those generated from the Call for Sites and Desktop Review) which have been assessed in accordance with the SLAA Methodology and sets out the outcomes of the SLAA Site Assessments Stage 1.

This report sets out the outcomes of the SLAA Site Assessments Stage 2.

Stage 2: Site Assessments

Following the initial survey (Stage 1), the remaining sites have proceeded to Stage 2 for a full site assessment. All sites are considered against a range of constraints and their potential to be mitigated. A total of 175 sites have been assessed as part of Stage 2, which includes sites for residential, commercial, mixed use and infrastructure.

The Green Infrastructure sites were assessed separately with details on page 6 of this report.

Assessments for residential, commercial and mixed use are set out in Appendix A.

Assessment Criteria

For clarity and transparency, some additional points on how the criteria has been applied consistently across the assessments are set out below:

- *“What is the agricultural land classification?”* Due to the lack of available data from Natural England which does not distinguish between Grades 3a and 3b, it is not possible to apply the RAG assessment as outlined. As a result, the methodology has reverted to that used in the SLAA methodology for the previous Local Plan. This is:
 - Red – Grades 1 and 2 (50% or more)
 - Amber – Grade 3a or 3b (50% or more) or a mix of categories
 - Green – Grades 4 and 5 (50% or more)
- *“Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area?”* The Red RAG Assessment should have read as *“site within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal”*.
- *“Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting?”* As the Heritage Impact Assessment will assess the potential for harm to be caused to archaeological or heritage assets as a result of development, all sites that contain or are adjacent to an archaeological or heritage asset have been rated amber.
- *“Distance to supermarkets/convenience stores”* this has included the following retailers: Tesco, Asda, Morrisons, Waitrose, Lidl, Aldi, Sainsburys, Co-op, Iceland, Spar, Londis, One Stop, Premier, Budgens and local community shops. This has excluded shops located at petrol stations due to their limited accessibility. Local community shops have been included as they are often located in more rural areas providing a small scale service where it has been

identified by the local community there are no existing facilities but there is a need.

Green Infrastructure Assessments

Overview

The Call for Sites included a call for sites for 'Green Infrastructure'. This resulted in a total of 15 submissions, however this was for three individual sites. These sites are:

- Middlewick Ranges
- Rowhedge Allotments MUGA; and
- Roman River Corridors.

Through the Desktop Review, an additional four sites were identified for assessment for Green Infrastructure Uses. These sites are:

- Land north of Cymbeline Way, Colchester
- Spring Lane Nursery Spring Lane, Colchester
- Marsh Crescent, Rowhedge
- Blackheath Allotments/Playground, Finchingfield Way, Colchester

Therefore, a total of seven sites have been identified for assessment for Green Infrastructure.

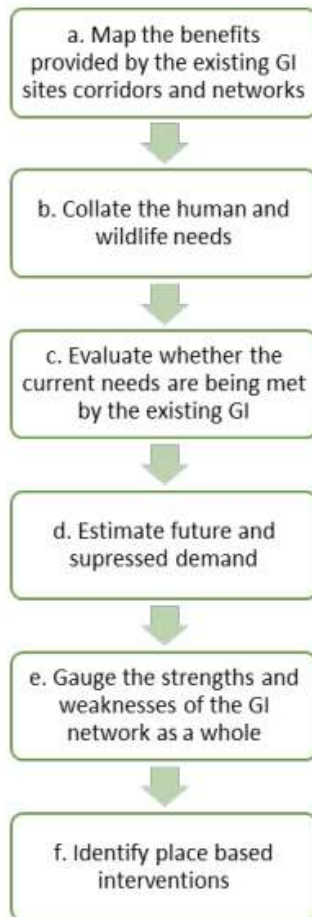
Assessment Framework

In accordance with the SLAA Methodology, a separate assessment framework has been established to assess sites for Green Infrastructure.

Natural England published a [Process Journey for Local Planning Authorities Developing Green Infrastructure Policies and Strategies using the Green Infrastructure Framework Principles and Standards for England](#) in January 2023.

The process journey states that there is a need to analyse the evidence to identify priorities. It recognises that understanding gaps in provision can be complex, as it means understanding the benefits provided by existing green infrastructure, the needs and whether they are met in different locations, suppressed and future demand and the strengths and weaknesses of multifunctional green infrastructure networks.

The flowchart, below, sets out suggested steps to analyse green infrastructure evidence.



Steps in the process to gain and analyse relevant green infrastructure evidence

The seven sites to be assessed for Green Infrastructure have all been assessed against the human and wildlife needs set out in the process journey, which recognises that demand will be influenced by the following factors:

- Population - density, age profile, health – physical and mental, ethnicity, index of multiple deprivation
- Car ownership
- The need to link together complementary land uses to provide connectivity
- Land use change – new homes and employment uses
- Specific risks such as whether in a flood risk area or air or water quality management areas
- Access barriers to sites – roads, railways, main water courses
- The size, quality, facilities available and location of existing green infrastructure assets
- Community safety, crime and anti-social behaviour

The process journey says that asking local communities what they need and want can provide valuable evidence. They can highlight what they value, priority issues and the kinds of green infrastructure that would make a positive difference to their lives. This is what the Council has done through the Call for Sites and Green Network and Waterways engagement. Further information about this engagement can be found in the summary report of the [Issues and Options Consultation](#).

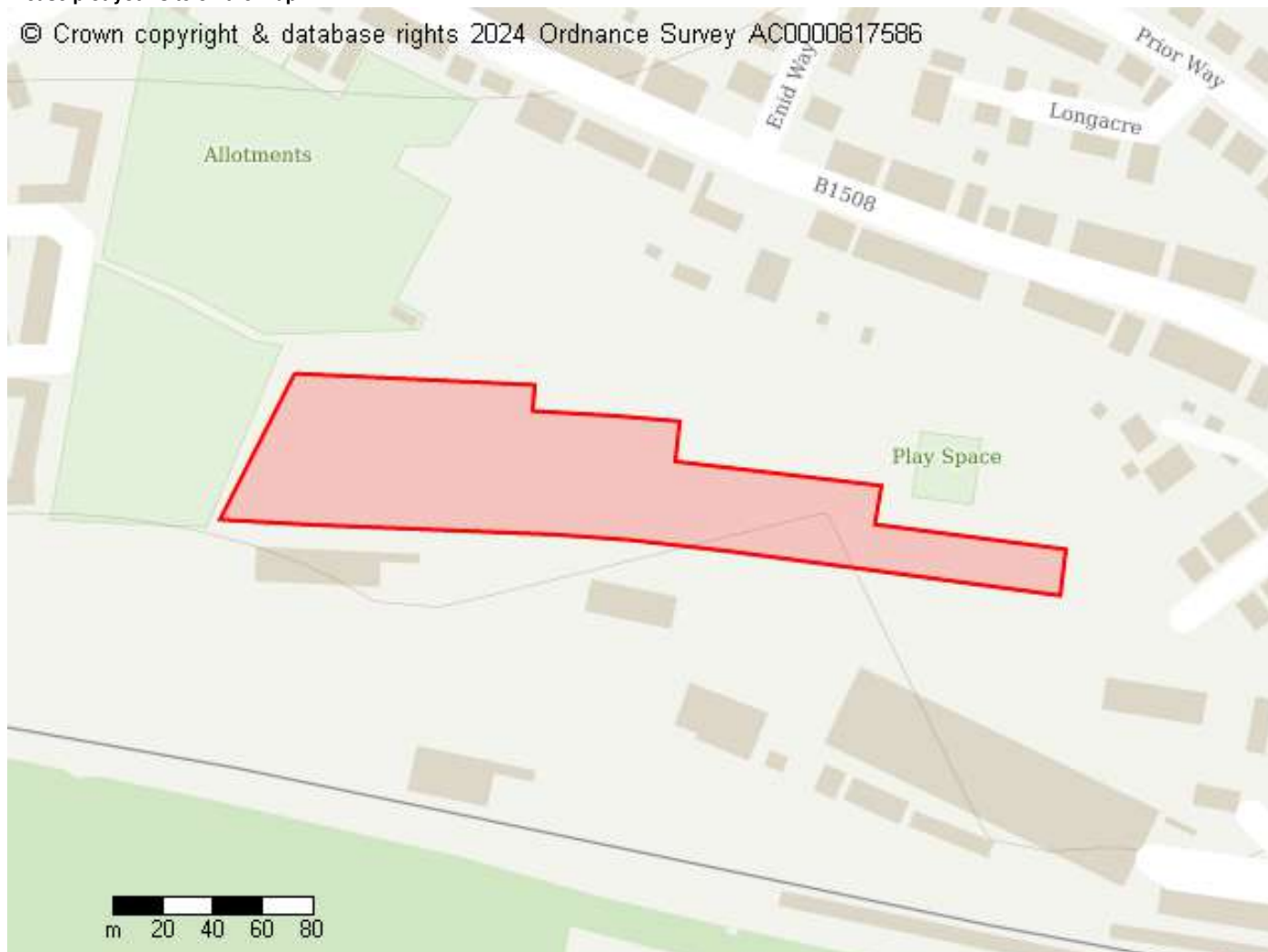
The Green Infrastructure Assessments are set out in Appendix B.

Appendix A - Assessments for Residential, Commercial and Mixed use

ID 10082

Please plot your site on the map

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**Site area (hectares)** 1.2961 ha**Site Name** North Station Car Park**Proposed Use/s** 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure**Is the site within or adjacent to the existing settlement boundary?** Green – within an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Green – brownfield (approx. 75% plus)**What is the agricultural land classification?** Amber – Grades 3b (50% or more) or a mix of categories**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Green – yes, there are opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

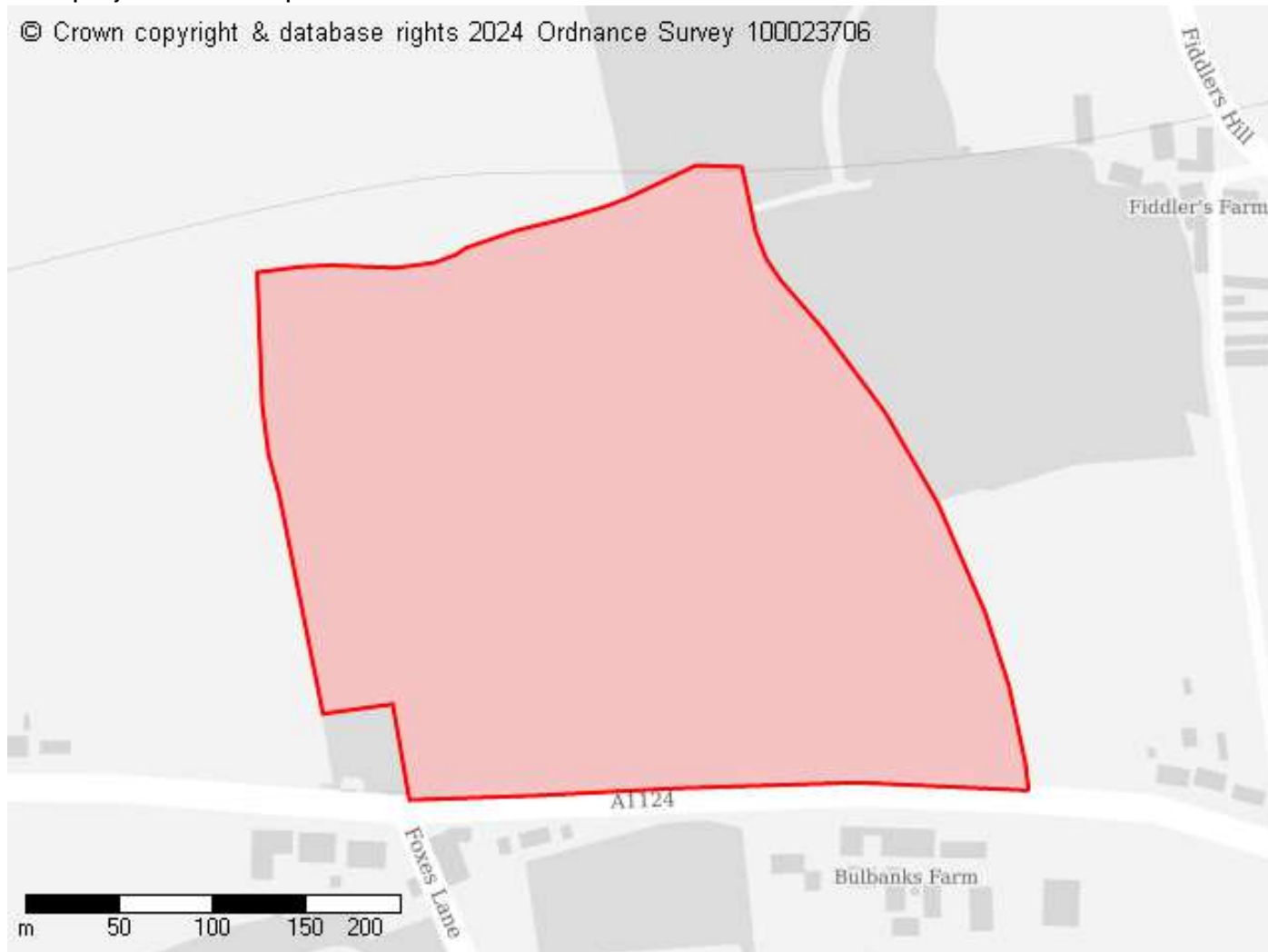
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10090

Please plot your site on the map



Site area (hectares) 9.828099999999992 ha

Site Name Land to north of Halstead Road, Aldham

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

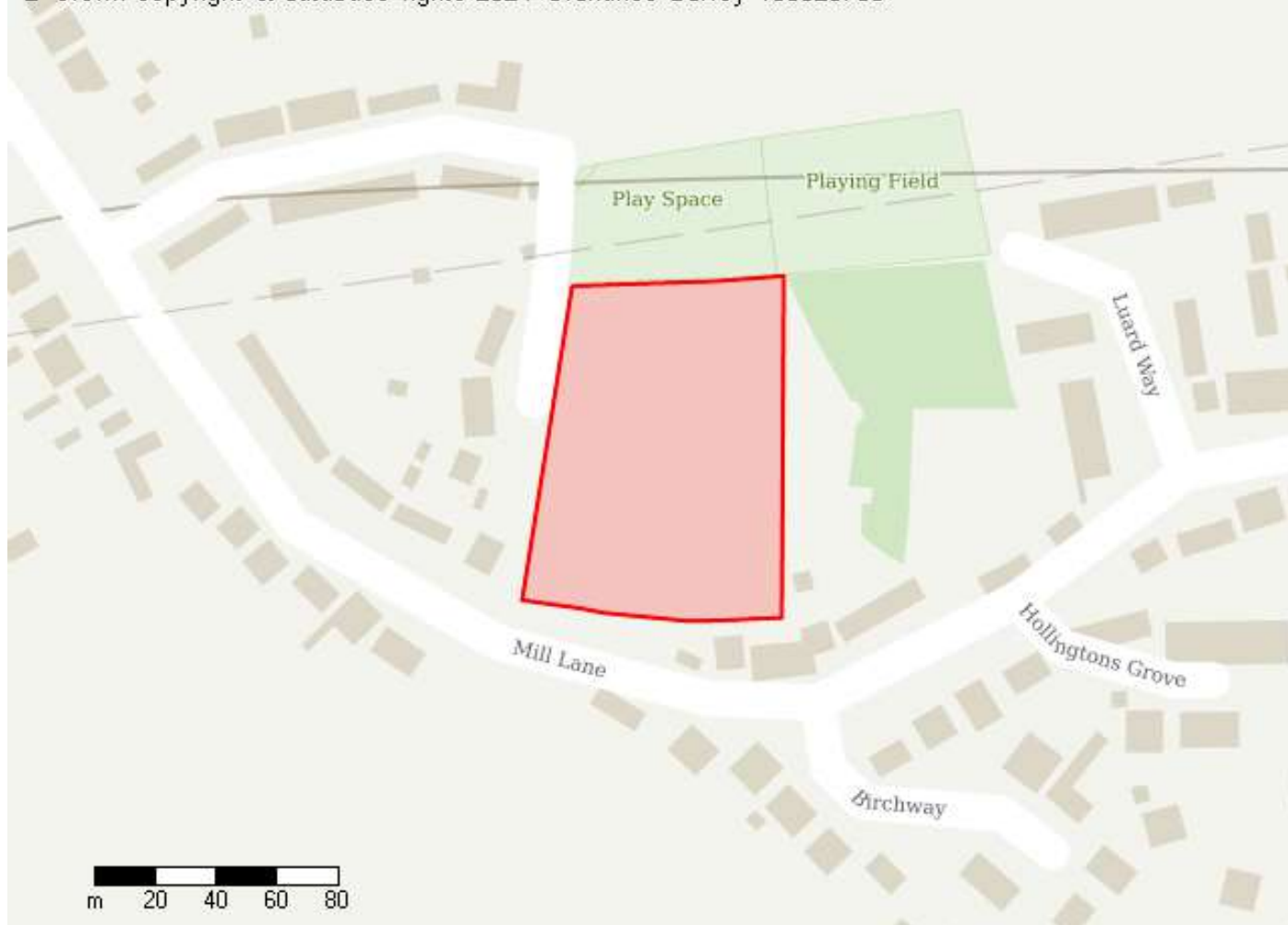
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10121

Please plot your site on the map

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Site area (hectares) 0.8485000000000003 ha

Site Name Land at Birch Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10122

Please plot your site on the map



Site area (hectares) 0.5198000000000004 ha

Site Name School Lane, Great Horkesley

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10123

Please plot your site on the map



Site area (hectares) 2.0034000000000001 ha

Site Name Site west of Chappel Hill, Chappel

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10125

Please plot your site on the map



Site area (hectares) 0.7825999999999996 ha

Site Name Cedar Brook Field, Great Horkesley

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

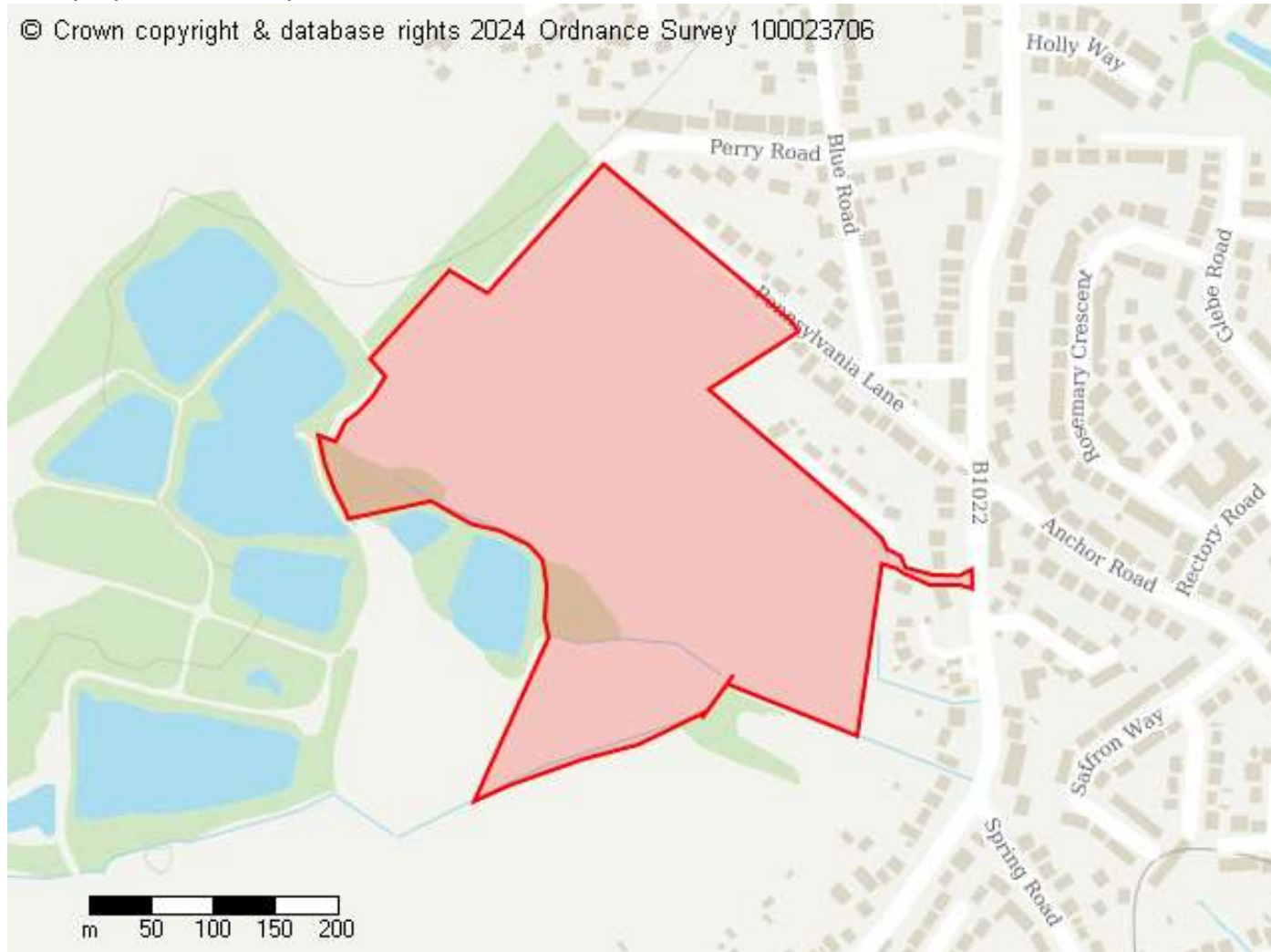
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10132

Please plot your site on the map



Site area (hectares) 11.648999999999999 ha

Site Name Land at Brook Meadows, Tiptree

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? None

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? None

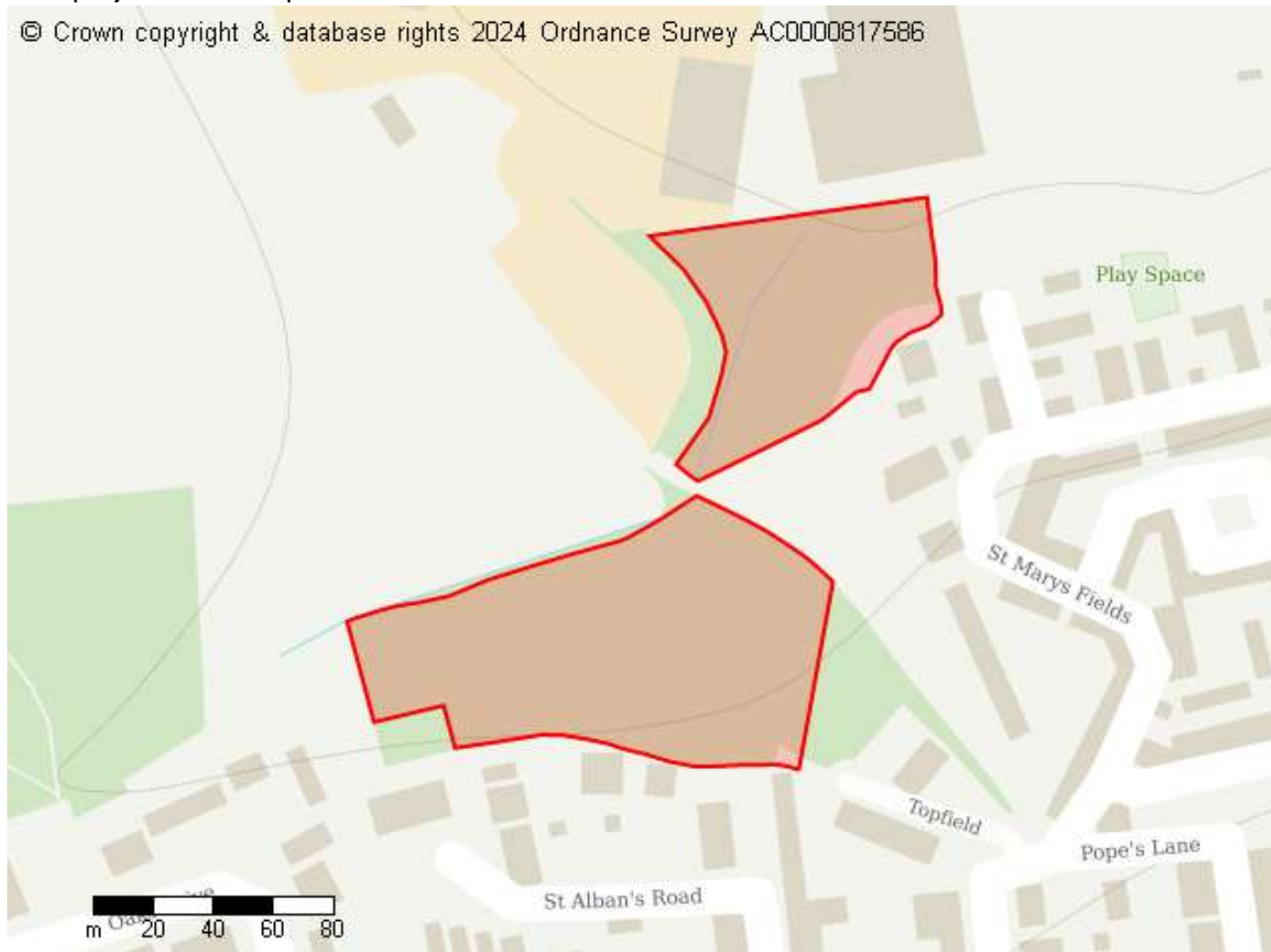
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10154

Please plot your site on the map



Site area (hectares) 1.4724999999999999 ha

Site Name Colchester Willow Ground

Proposed Use/s 1. Housing, 5. Other, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10165

Please plot your site on the map

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Site area (hectares) 6.440699999999996 ha

Site Name Land North of Woolmer Green, Marks Tey

Proposed Use/s 1. Housing, 2. Commercial, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

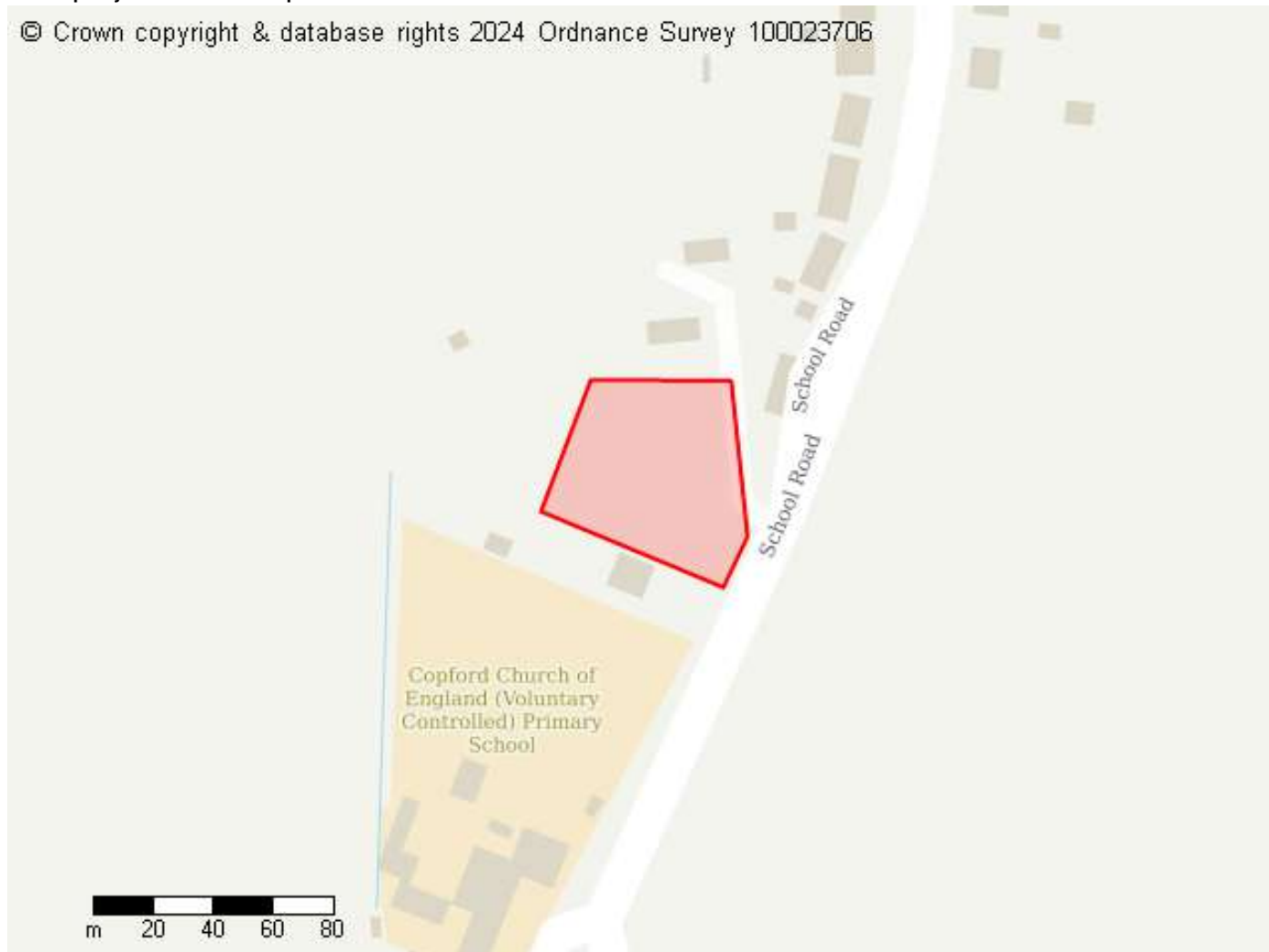
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10171

Please plot your site on the map



Site area (hectares) 0.3403999999999998 ha

Site Name Land Adjacent to 124 School Road

Proposed Use/s 1. Housing, 2. Commercial, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10173

Please plot your site on the map



Site area (hectares) 2.9992999999999999 ha

Site Name Livelands

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10175

Please plot your site on the map

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Site area (hectares) 1.7394000000000001 ha

Site Name Haycocks Yard

Proposed Use/s 2. Commercial, 3. Infrastructure

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10177

Please plot your site on the map



Site area (hectares) 0.5489000000000005 ha

Site Name Sawdon - Gt Wigborough

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 5. Other

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

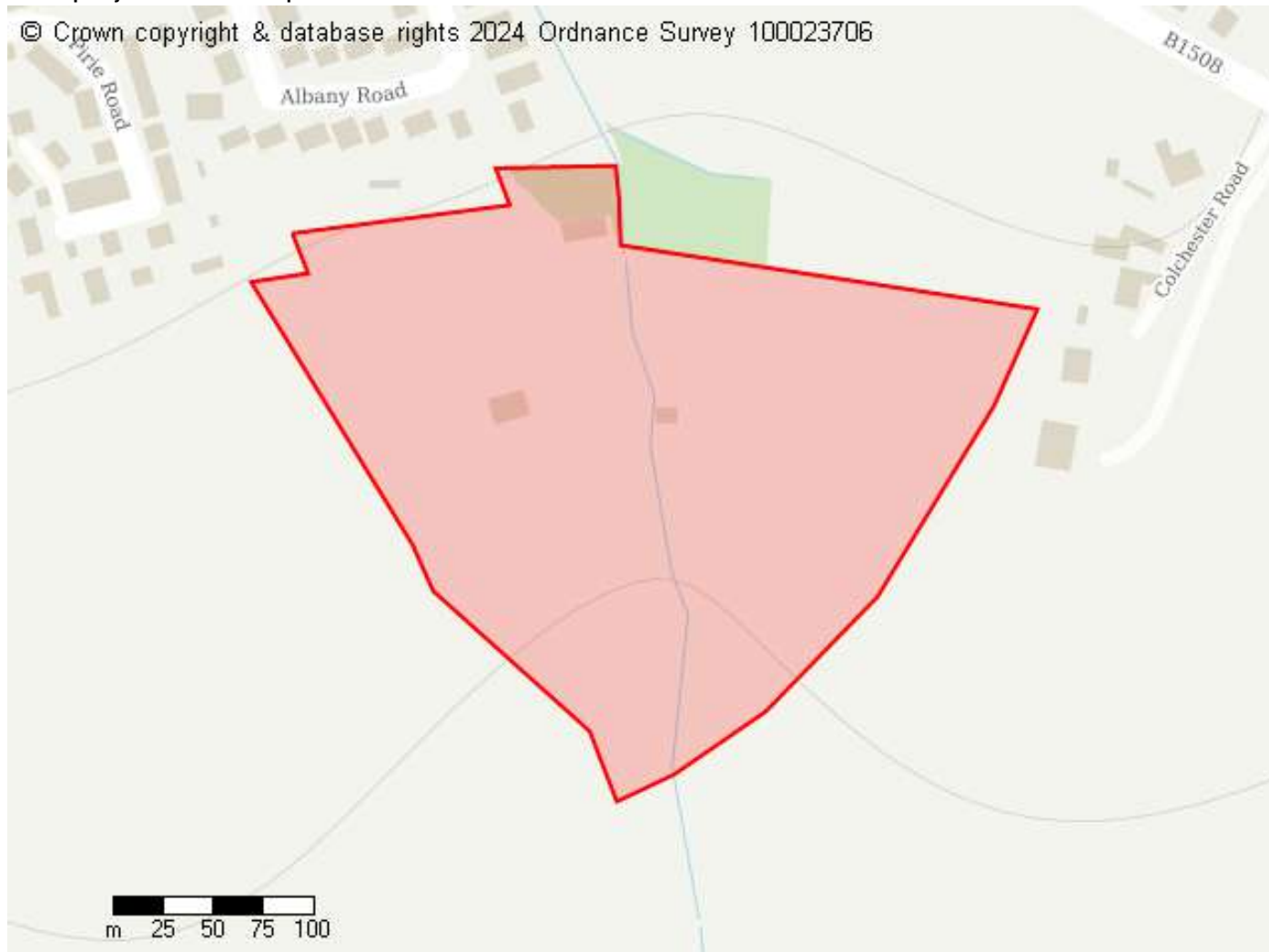
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10178

Please plot your site on the map



Site area (hectares) 6.507500000000003 ha

Site Name Land to South of Colchester Road, West Bergholt

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Amber – the site relies on another piece of land but that land has been put forward for development.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10179

Please plot your site on the map



Site area (hectares) 0.788799999999995 ha

Site Name Kemps Farm, Mersea Road

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10181

Please plot your site on the map



Site area (hectares) 0.28510000000000002 ha

Site Name Peldon Hall Farm

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10185

Please plot your site on the map



Site area (hectares) 0.400100000000000001 ha

Site Name Land west of Langham Lane, Langham

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10196

Please plot your site on the map



Site area (hectares) 0.3948999999999997 ha

Site Name Land South of Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Red – the site relies on another piece of land and that land has not been put forward for development and/or a ransom strip has been identified.

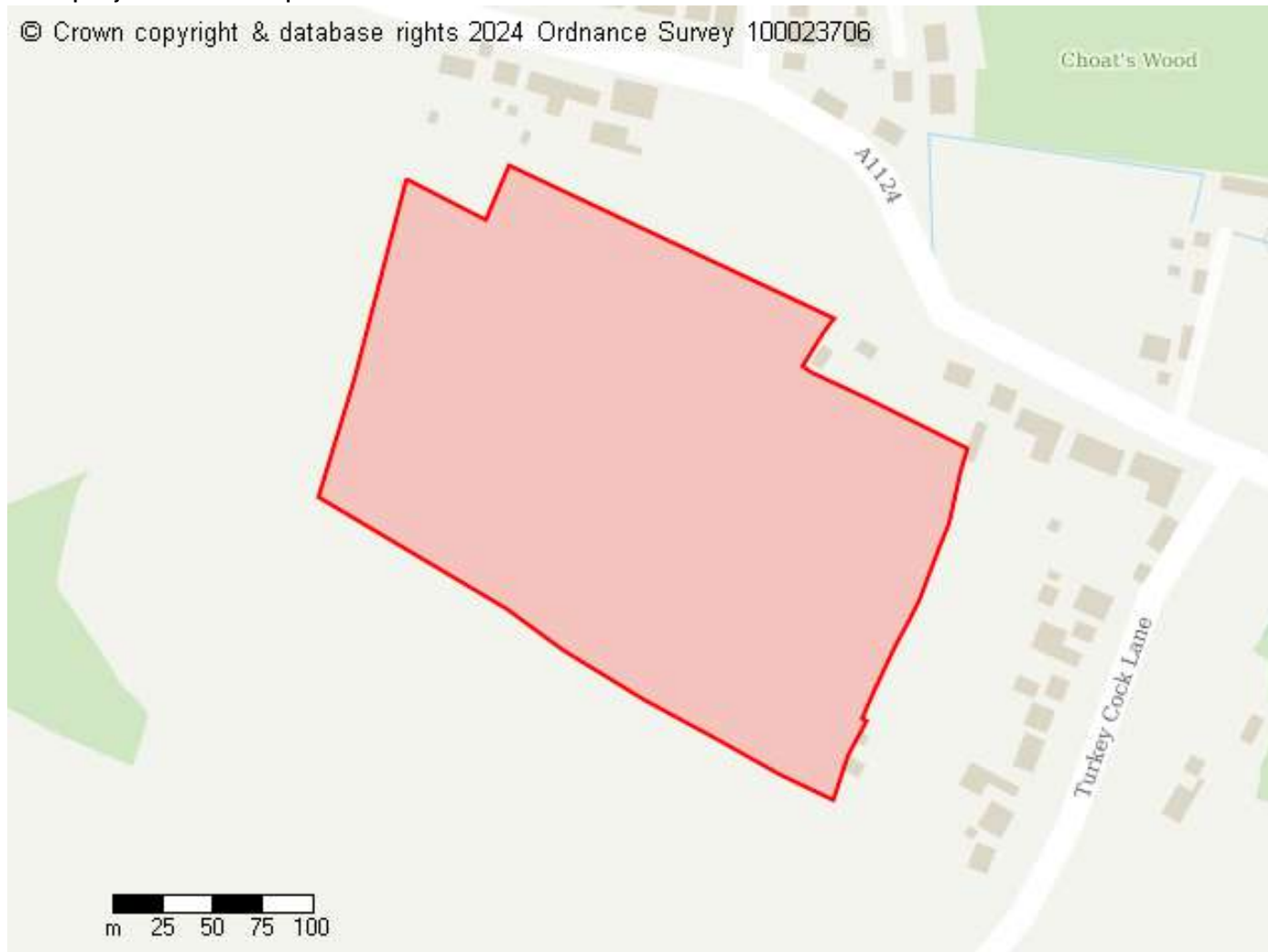
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10197

Please plot your site on the map



Site area (hectares) 5.749799999999996 ha

Site Name Land south of Halstead Road (2) Eight Ash Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Amber – the site relies on another piece of land but that land has been put forward for development.

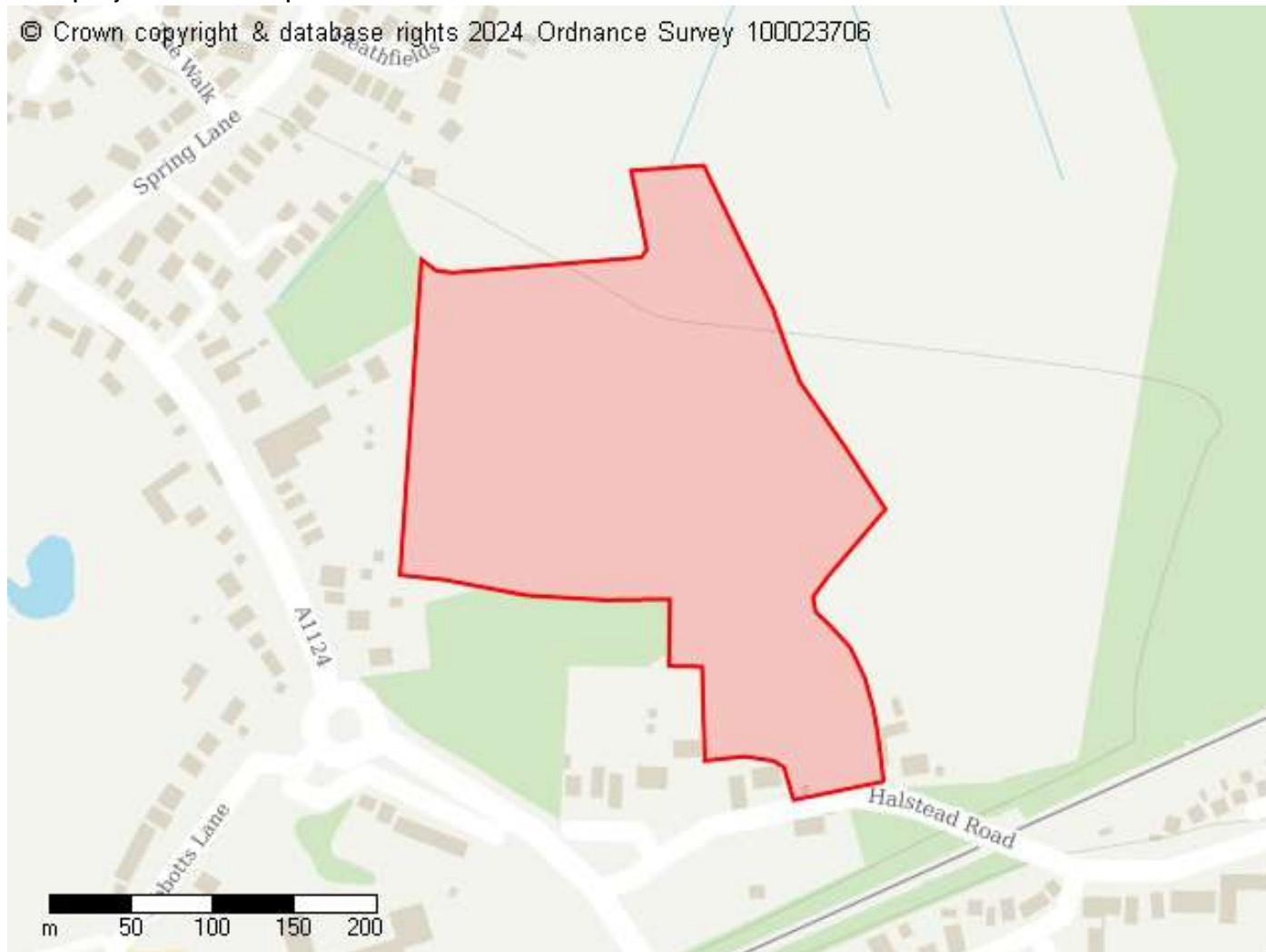
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10208

Please plot your site on the map



Site area (hectares) 6.402899999999998 ha

Site Name Land North of Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10211

Please plot your site on the map



Site area (hectares) 4.488699999999997 ha

Site Name Land east of Fingringhoe Road, Rowhedge

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10225

Please plot your site on the map



Site area (hectares) 0.9257999999999996 ha

Site Name Site adjoining Clay Barn, Abberton Road, Fingringhoe

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10226

Please plot your site on the map



Site area (hectares) 9.385300000000009 ha

Site Name Land East of School Road, Copford

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10228

Please plot your site on the map

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Site area (hectares) 0.7732999999999999 ha

Site Name Lower Road, Peldon

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

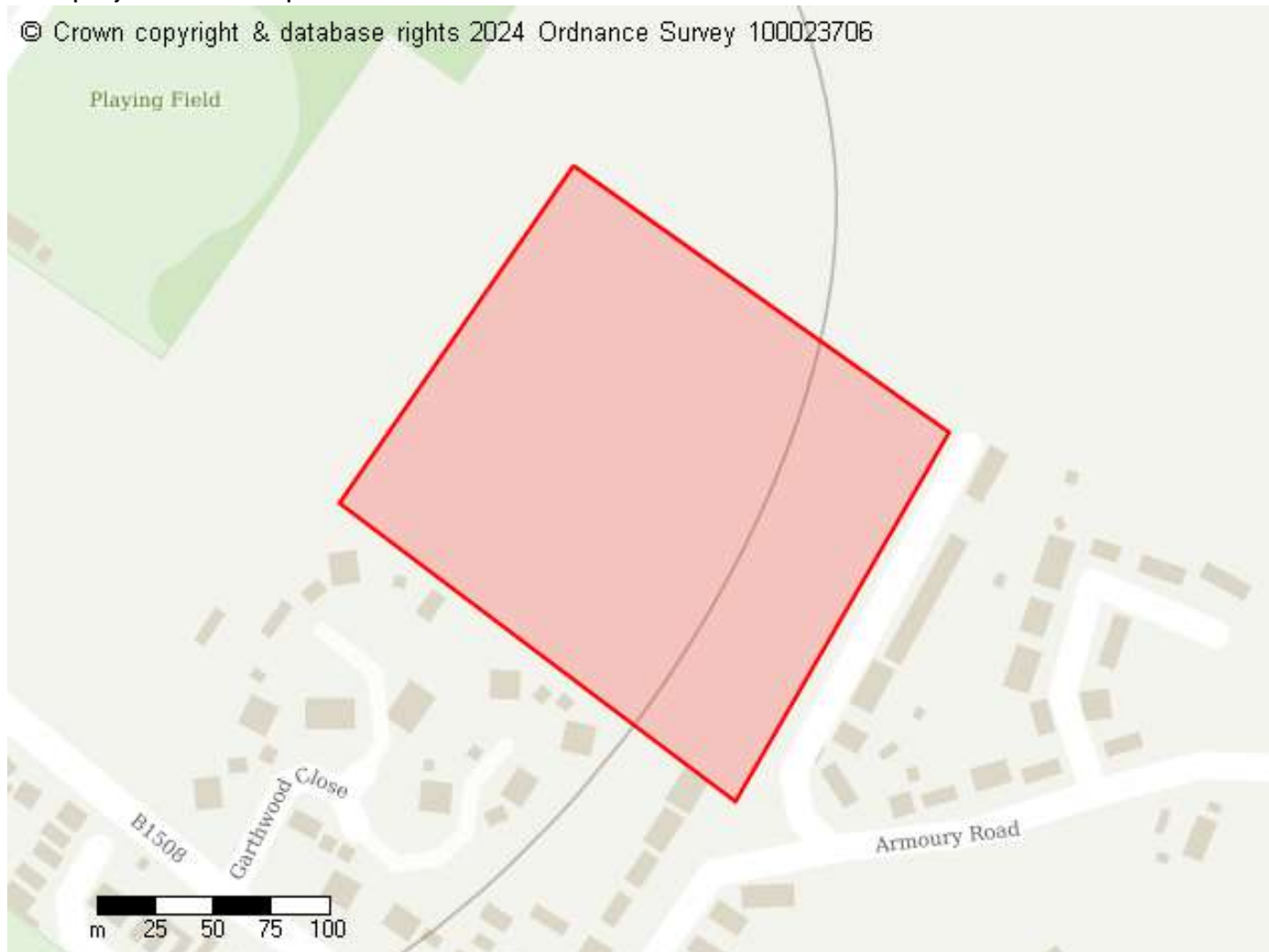
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10229

Please plot your site on the map



Site area (hectares) 3.7008000000000001 ha

Site Name Land north of Colchester Road, West Bergholt

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10230

Please plot your site on the map



Site area (hectares) 1.4134 ha

Site Name Land south of Doggetts Lane Service Station, London Road/A12

Proposed Use/s 2. Commercial, 3. Infrastructure

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Red – the site relies on another piece of land and that land has not been put forward for development and/or a ransom strip has been identified.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10231

Please plot your site on the map

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**Site area (hectares)** 1.1872 ha**Site Name** Land north of Colchester Road, West Mersea**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Amber – some site specific issues which could be addressed**Is the site brownfield or greenfield?** Amber – part brownfield, part greenfield**What is the agricultural land classification?** Amber – Grades 3b (50% or more) or a mix of categories**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Red – more than 50% of the site is located within a designation.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Red – no, there are no opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

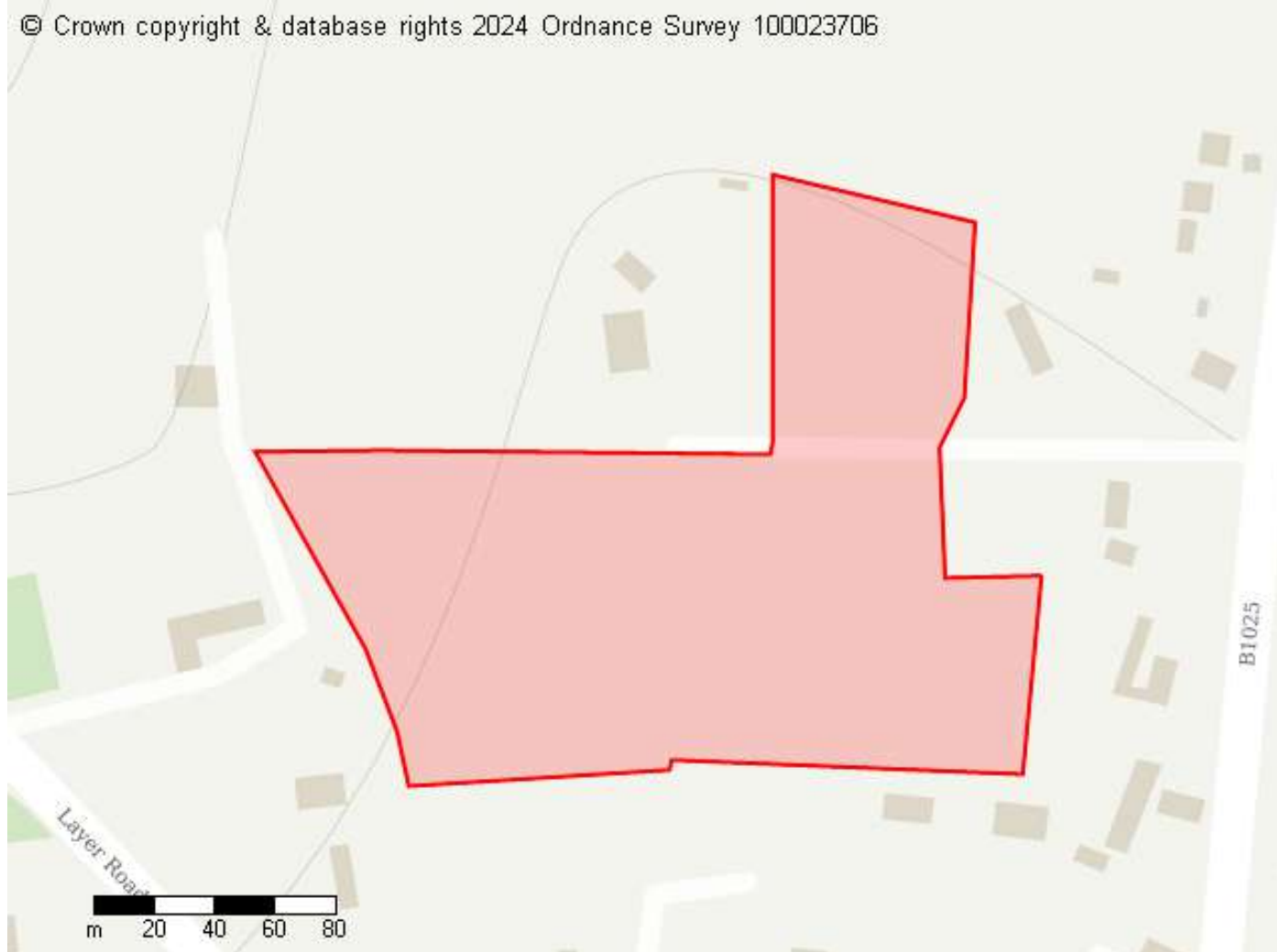
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10233

Please plot your site on the map



Site area (hectares) 2.8351999999999999 ha

Site Name Land at Oxley House Mersea Road, Abberton

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10239

Please plot your site on the map



Site area (hectares) 1.6809000000000001 ha

Site Name Gosbecks Business Park, Gosbecks Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

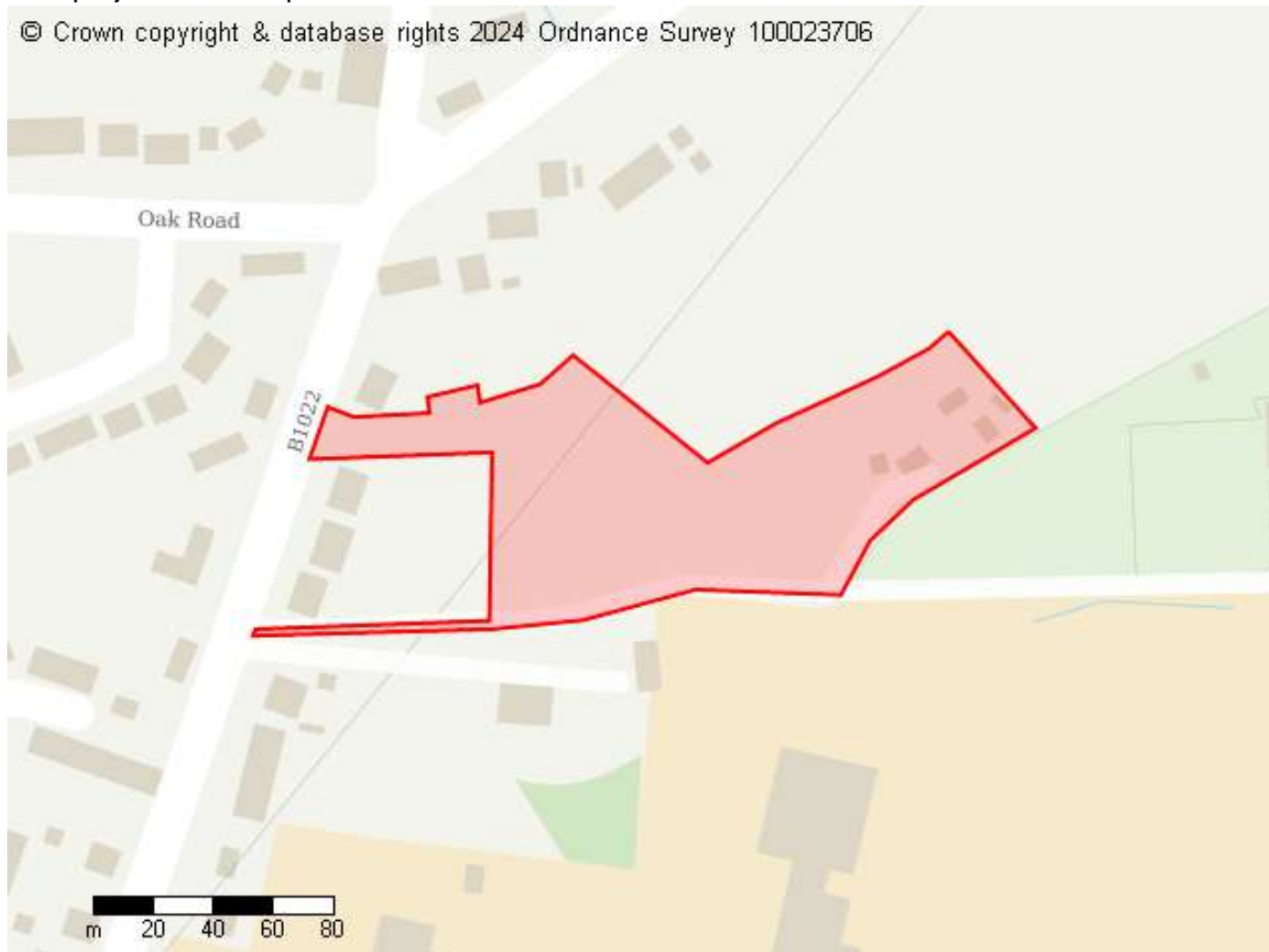
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10244

Please plot your site on the map

**Site area (hectares)** 1.1313 ha**Site Name** Land at New Park Cottage, Maypole Road, Tiptree**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Green – Grades 4-5 (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

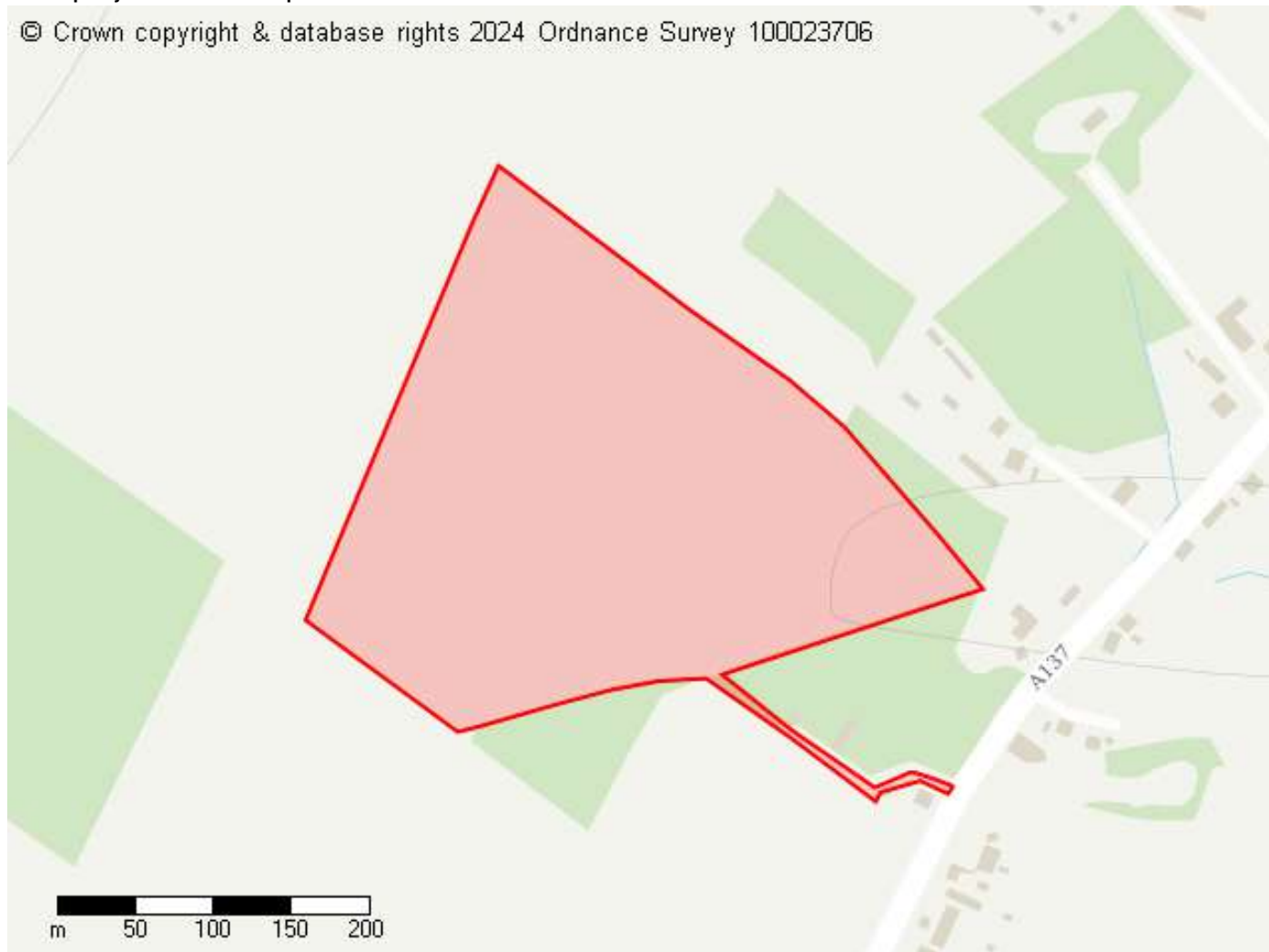
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10245

Please plot your site on the map

**Site area (hectares)** 8.4802 ha**Site Name** Land northwest of Harwich Road, Colchester**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Red – removed from settlement boundary with significant area separating site from boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Red – Grades 1, 2 and/or 3a (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

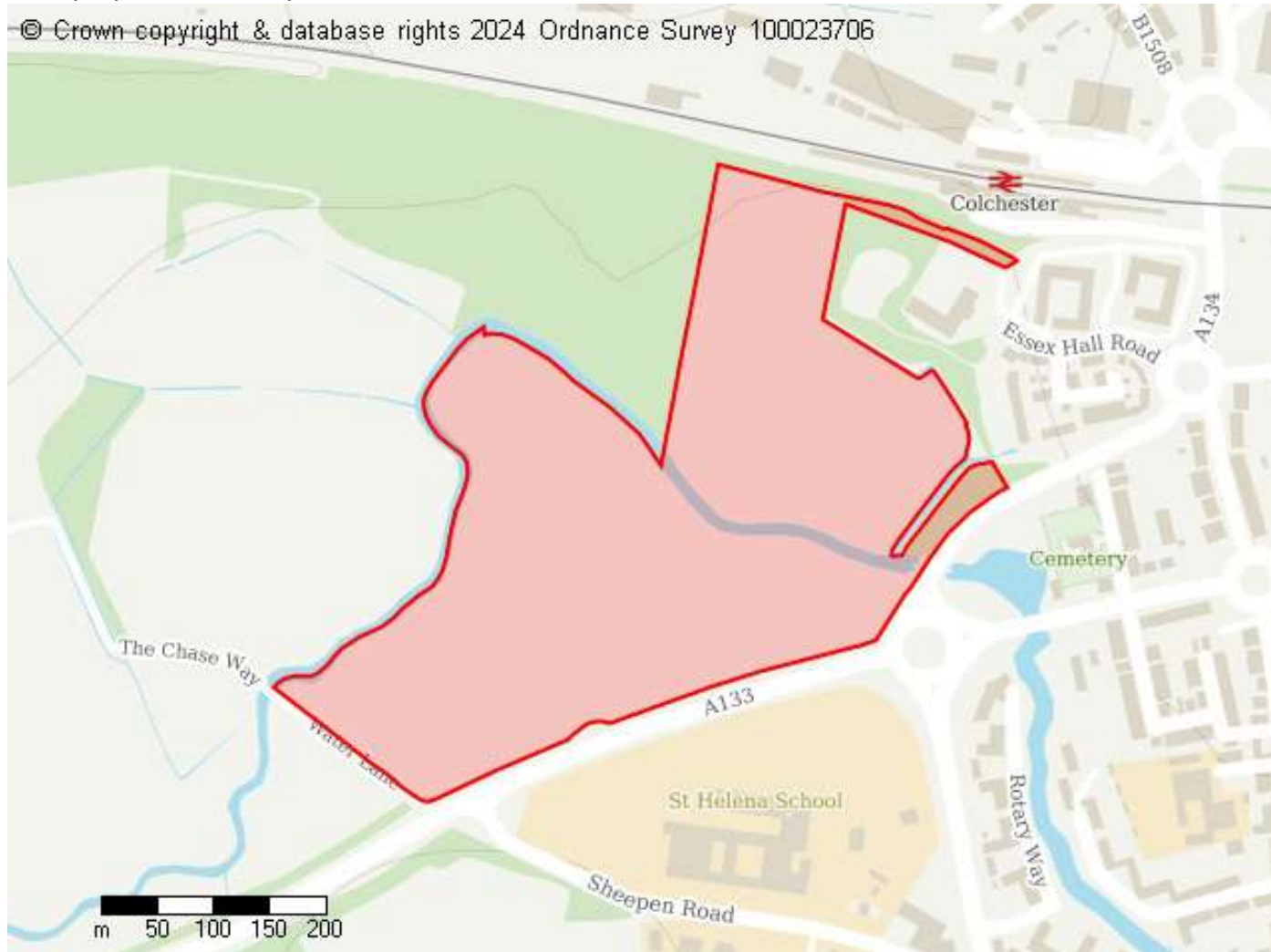
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10248

Please plot your site on the map



Site area (hectares) 16.548500000000001 ha

Site Name LAND NORTH WEST SIDE OF COLNE BANK AVENUE, COLCHESTER

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

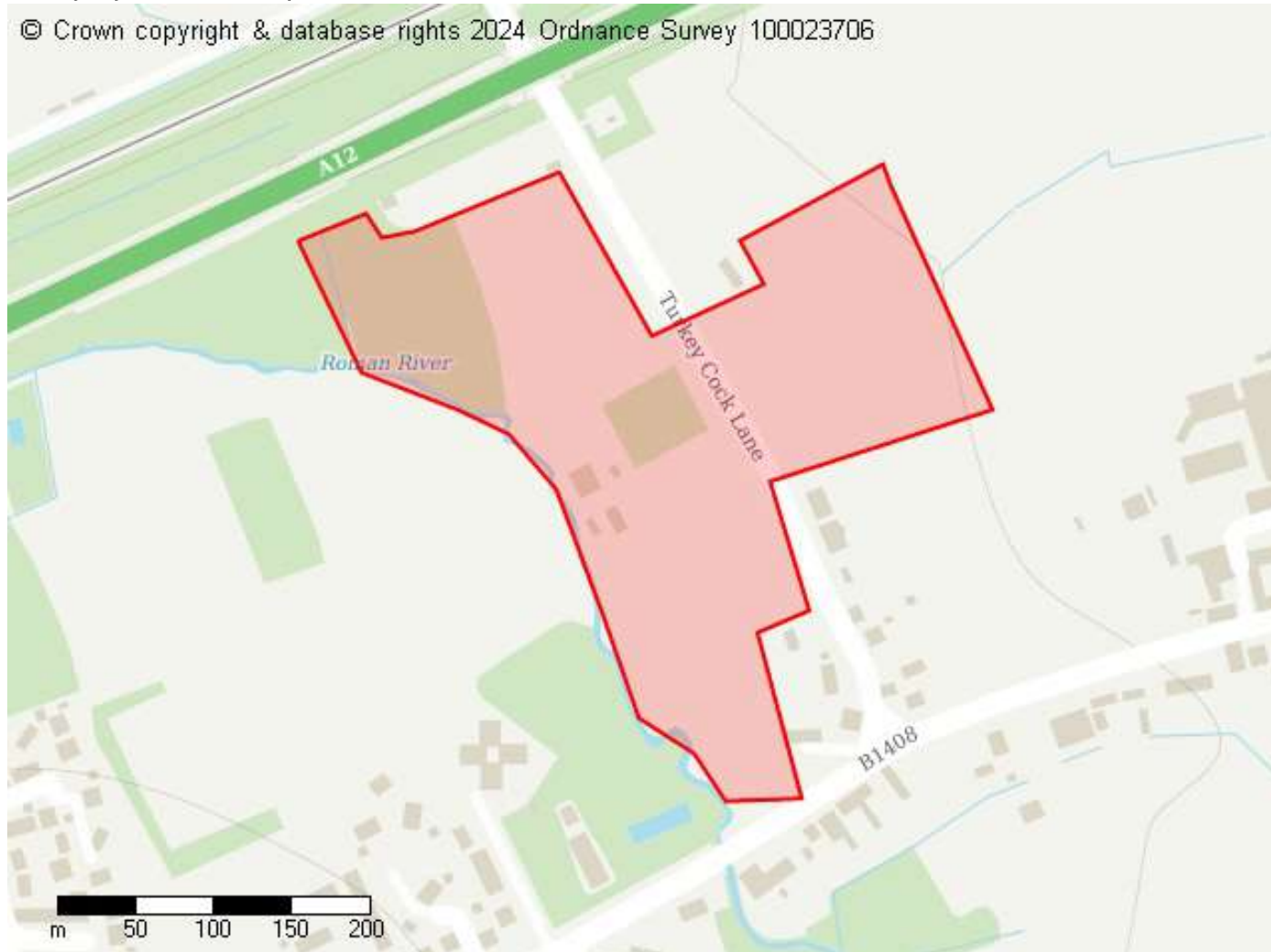
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10251

Please plot your site on the map



Site area (hectares) 7.4512 ha

Site Name Turkey Cock Lane, Stanway

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Red – significant constraints identified and access is not considered safe and suitable which are likely to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10253

Please plot your site on the map



Site area (hectares) 3.3010999999999999 ha

Site Name Ship Inn Field, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10254

Please plot your site on the map



Site area (hectares) 1.1303000000000001 ha

Site Name Land at Apex Lodge, Great Tey Road, Little Tey.

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

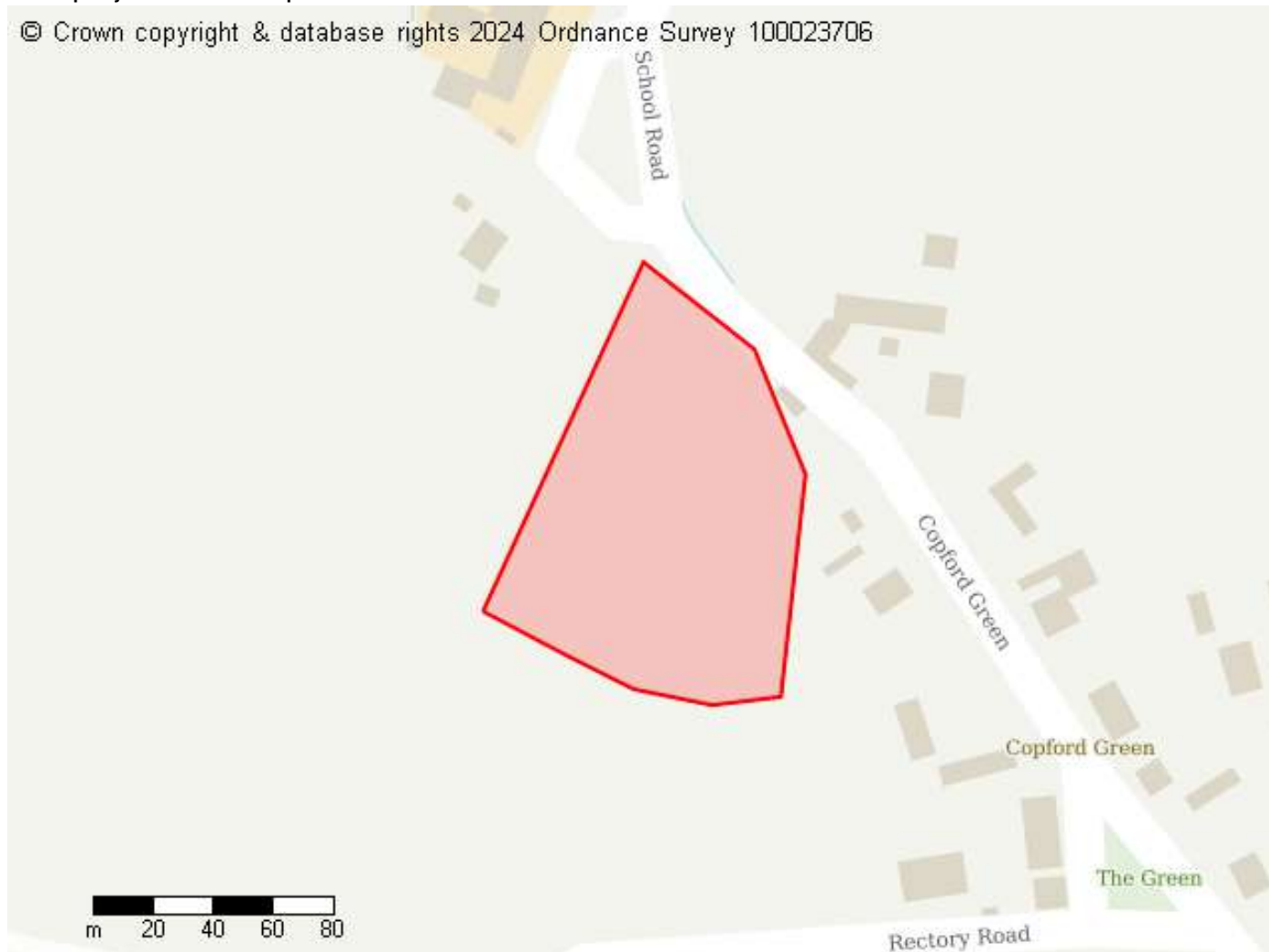
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10255

Please plot your site on the map



Site area (hectares) 1.0007999999999999 ha

Site Name Green Farm House, Copford Green

Proposed Use/s 1. Housing, 3. Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.



Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

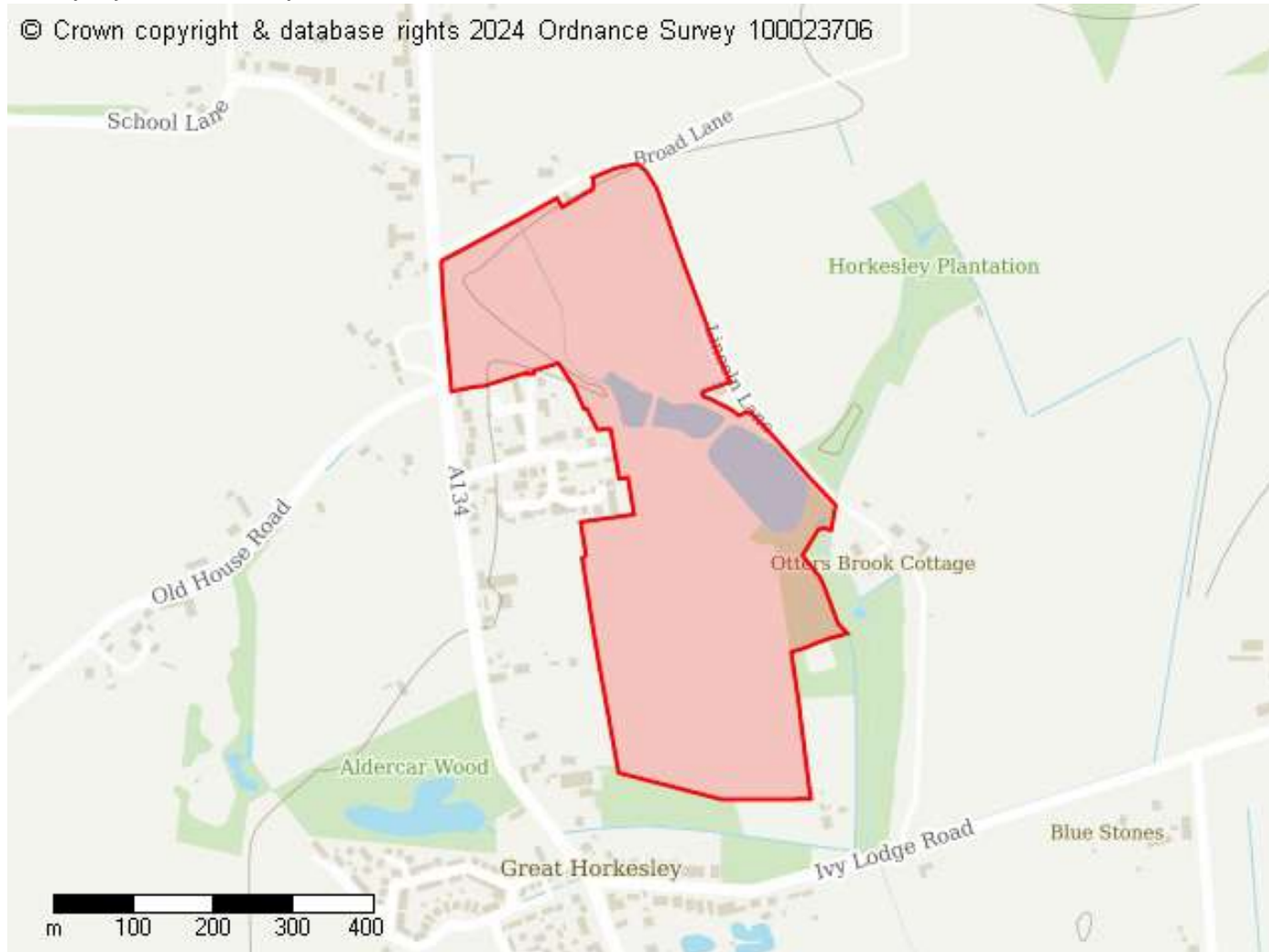
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10258

Please plot your site on the map



Site area (hectares) 19.4983 ha

Site Name Black Brook Farm, Great Horkesley

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10259

Please plot your site on the map



Site area (hectares) 1.7968999999999999 ha

Site Name Woodlands Farm, Great Horkesley

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

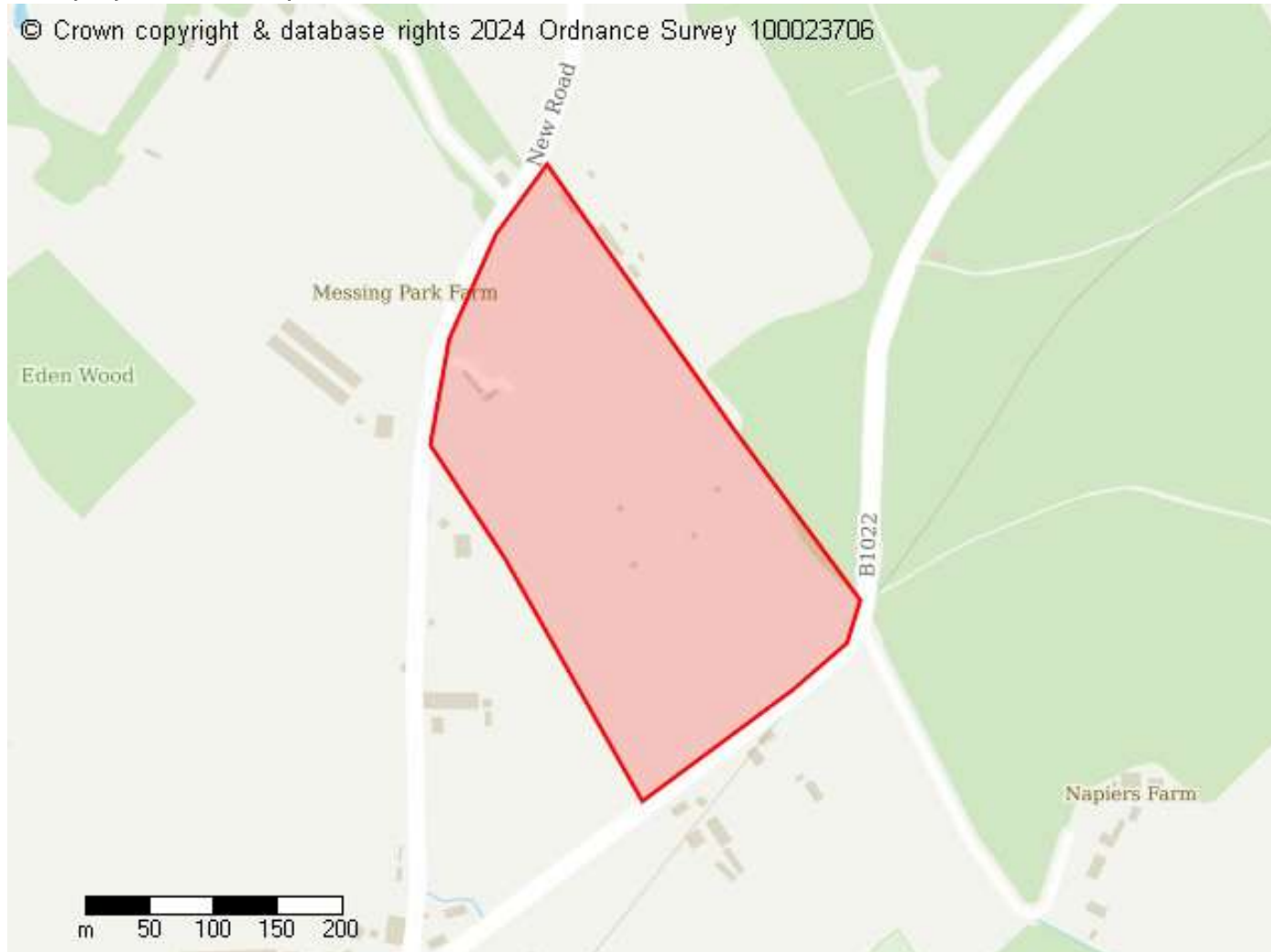
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10260

Please plot your site on the map



Site area (hectares) 8.235699999999996 ha

Site Name Land Adjacent to Elm Farm Bungalow, Messing Road, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10261

Please plot your site on the map

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Site area (hectares) 1.8623000000000001 ha

Site Name Land at Bonnie Blue, Oak Road, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10262

Please plot your site on the map

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**Site area (hectares)** 1.2921 ha**Site Name** Land at Highlands Nursery, Kelvedon Road, Tiptree**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Green – within an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Amber – some site specific issues which could be addressed**Is the site brownfield or greenfield?** Amber – part brownfield, part greenfield**What is the agricultural land classification?** Amber – Grades 3b (50% or more) or a mix of categories**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Red – no, there are no opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10264

Please plot your site on the map



Site area (hectares) 9.318099999999994 ha

Site Name Land south of Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10265

Please plot your site on the map



Site area (hectares) 1.2759 ha

Site Name Land at Moat Road, Fordham

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10266

Please plot your site on the map



Site area (hectares) 1.4059999999999999 ha

Site Name South of Malting Green Road and east of Rye Lane, Layer de la Haye

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Amber – the site relies on another piece of land but that land has been put forward for development.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10267

Please plot your site on the map

**Site area (hectares)** 5.3045 ha**Site Name** Tey Gardens, Little Tey**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Red – removed from settlement boundary with significant area separating site from boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Amber – some site specific issues which could be addressed**Is the site brownfield or greenfield?** Amber – part brownfield, part greenfield**What is the agricultural land classification?** Red – Grades 1, 2 and/or 3a (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Red – no, there are no opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10291

Please plot your site on the map



Site area (hectares) 0.7882000000000001 ha

Site Name Land opposite to Wick Road, Langham

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10479

Please plot your site on the map



Site area (hectares) 0.4529000000000002 ha

Site Name Folkard Gardens, Copford Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

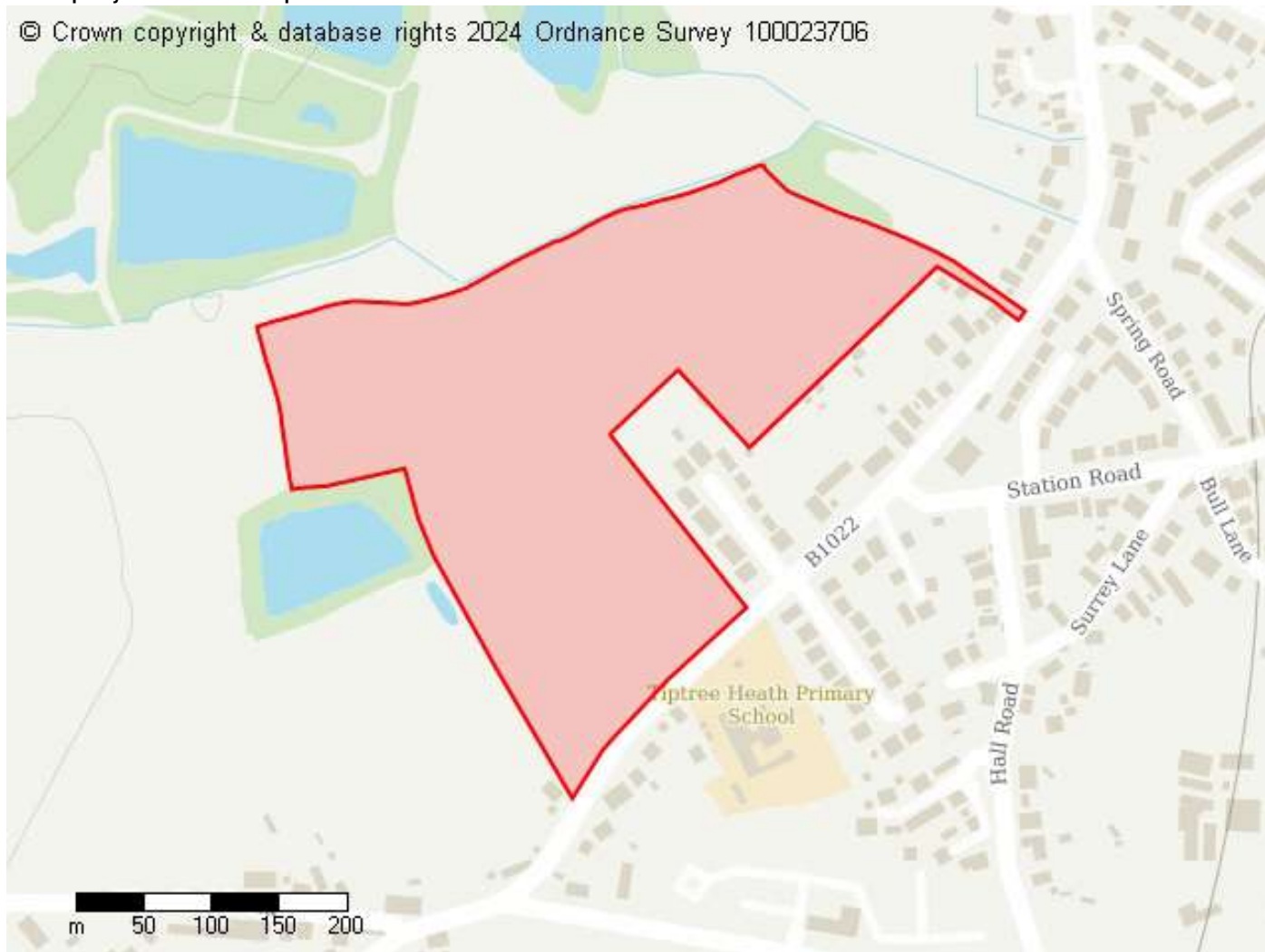
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10486

Please plot your site on the map

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**Site area (hectares)** 10.141 ha**Site Name** Land north of Maldon Road, Tiptree**Proposed Use/s** 1. Housing, 3. Infrastructure, 4. Green Infrastructure**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Red – significant contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Green – no reasonable constraints and highways access is considered safe and suitable**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Red – Grades 1, 2 and/or 3a (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Green – yes, there are opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10488

Please plot your site on the map



Site area (hectares) 2.0853000000000002 ha

Site Name Bulbanks Farm, Halstead Road, Eight Ash Green

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

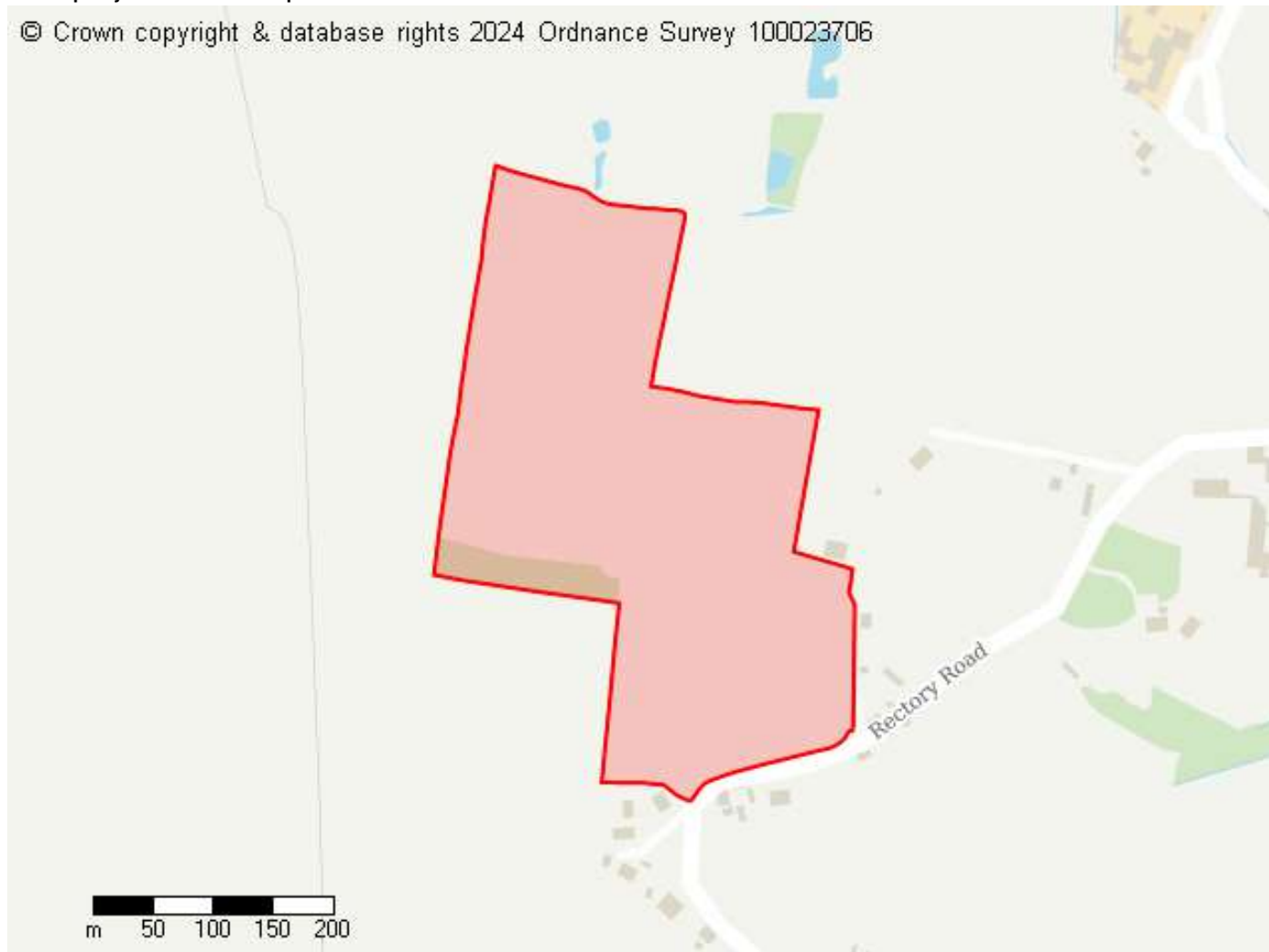
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10492

Please plot your site on the map



Site area (hectares) 10.300599999999999 ha

Site Name Geoffrey's Rectory Road, Copford

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Red – significant constraints identified and access is not considered safe and suitable which are likely to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10508

Please plot your site on the map



Site area (hectares) 0.8851 ha

Site Name Land East of Plummers Road, Fordham (Phase 2)

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10510

Please plot your site on the map



Site area (hectares) 9.150999999999998 ha

Site Name Land to the East of Nayland Road, Great Horkesley

Proposed Use/s 1. Housing, 2. Commercial, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? None

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10511

Please plot your site on the map



Site area (hectares) 2.534800000000002 ha

Site Name Land West of Hall Road, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

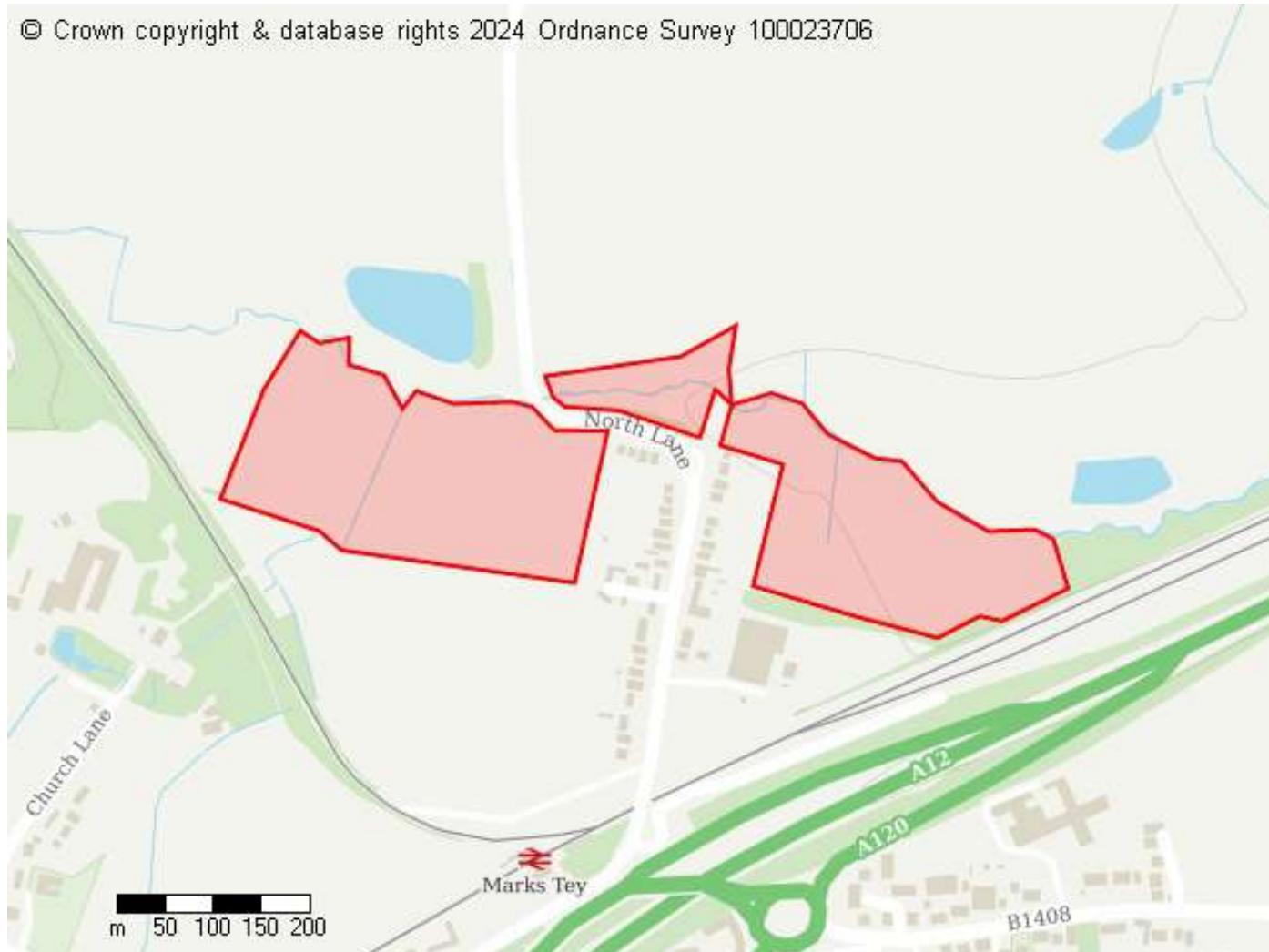
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10514

Please plot your site on the map



Site area (hectares) 11.734400000000001 ha

Site Name Land west and east of North Lane, Marks Tey

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10515

Please plot your site on the map



Site area (hectares) 2.1337000000000002 ha

Site Name Land east of Layer Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

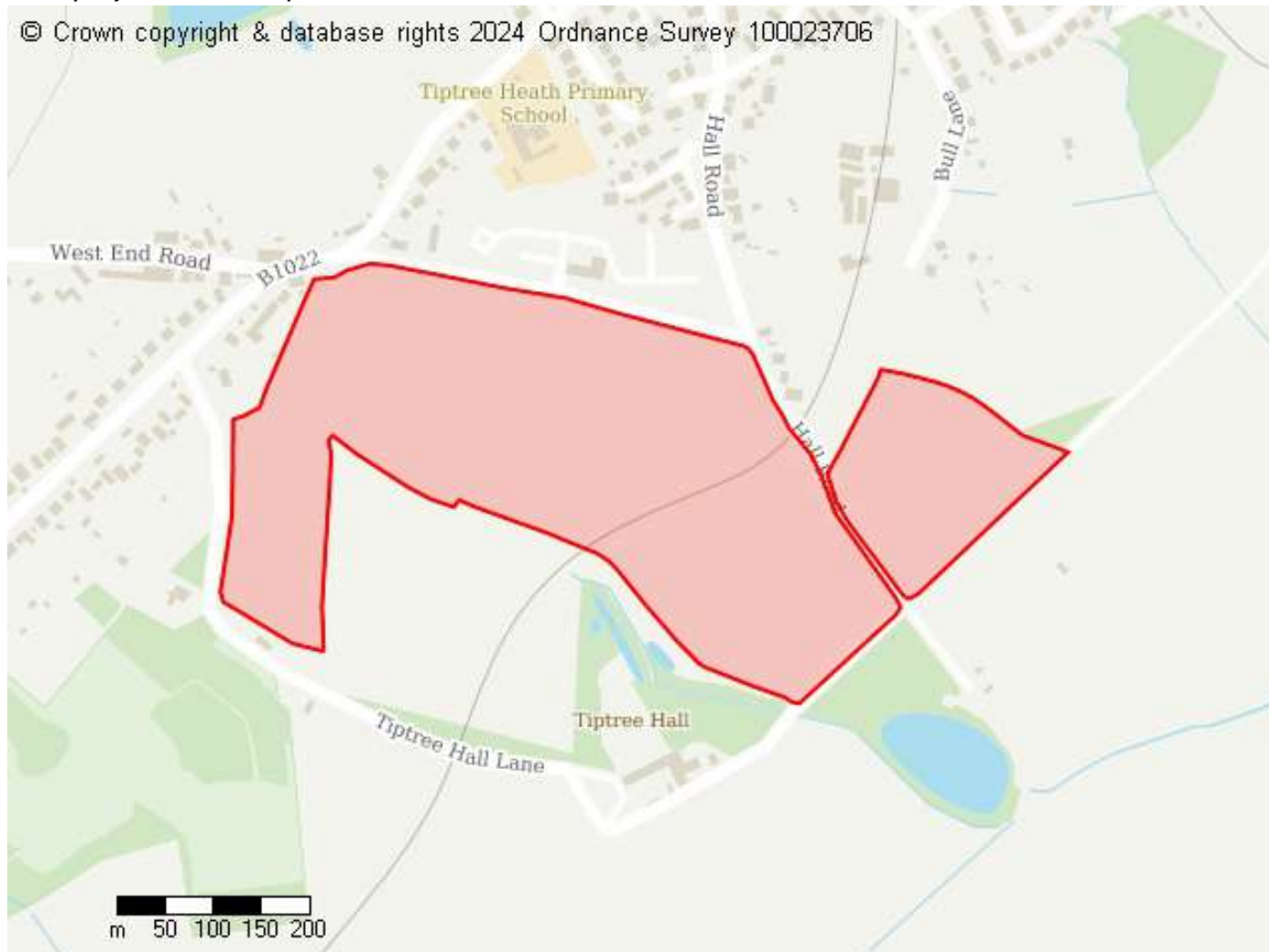
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10520

Please plot your site on the map



Site area (hectares) 19.4575 ha

Site Name Land south west of Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Red – significant constraints identified and access is not considered safe and suitable which are likely to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10522

Please plot your site on the map



Site area (hectares) 0.7529000000000001 ha

Site Name Land adjacent 57 Rowhedge Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10526

Please plot your site on the map

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**Site area (hectares)** 3.3529 ha**Site Name** Land between White Hart Lane & Manor Road, West Bergholt**Proposed Use/s** 1. Housing, 3. Infrastructure, 4. Green Infrastructure**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Red – Grades 1, 2 and/or 3a (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Green – yes, there are opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10527

Please plot your site on the map



Site area (hectares) 4.0487000000000002 ha

Site Name Land south of Factory Hill, Tiptree

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Amber – up to two recent lapsed permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10531

Please plot your site on the map



Site area (hectares) 0.5990999999999997 ha

Site Name Land north of Church Road, Copford Green

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10532

Please plot your site on the map



Site area (hectares) 1.7896000000000001 ha

Site Name Land east of Factory Hill and south of Honey Lane, Tiptree

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10534

Please plot your site on the map



Site area (hectares) 19.893000000000001 ha

Site Name Land east of Factory Hill and south of Birch Wood, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10535

Please plot your site on the map



Site area (hectares) 0.296599999999997 ha

Site Name Land off New Road, Aldham

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

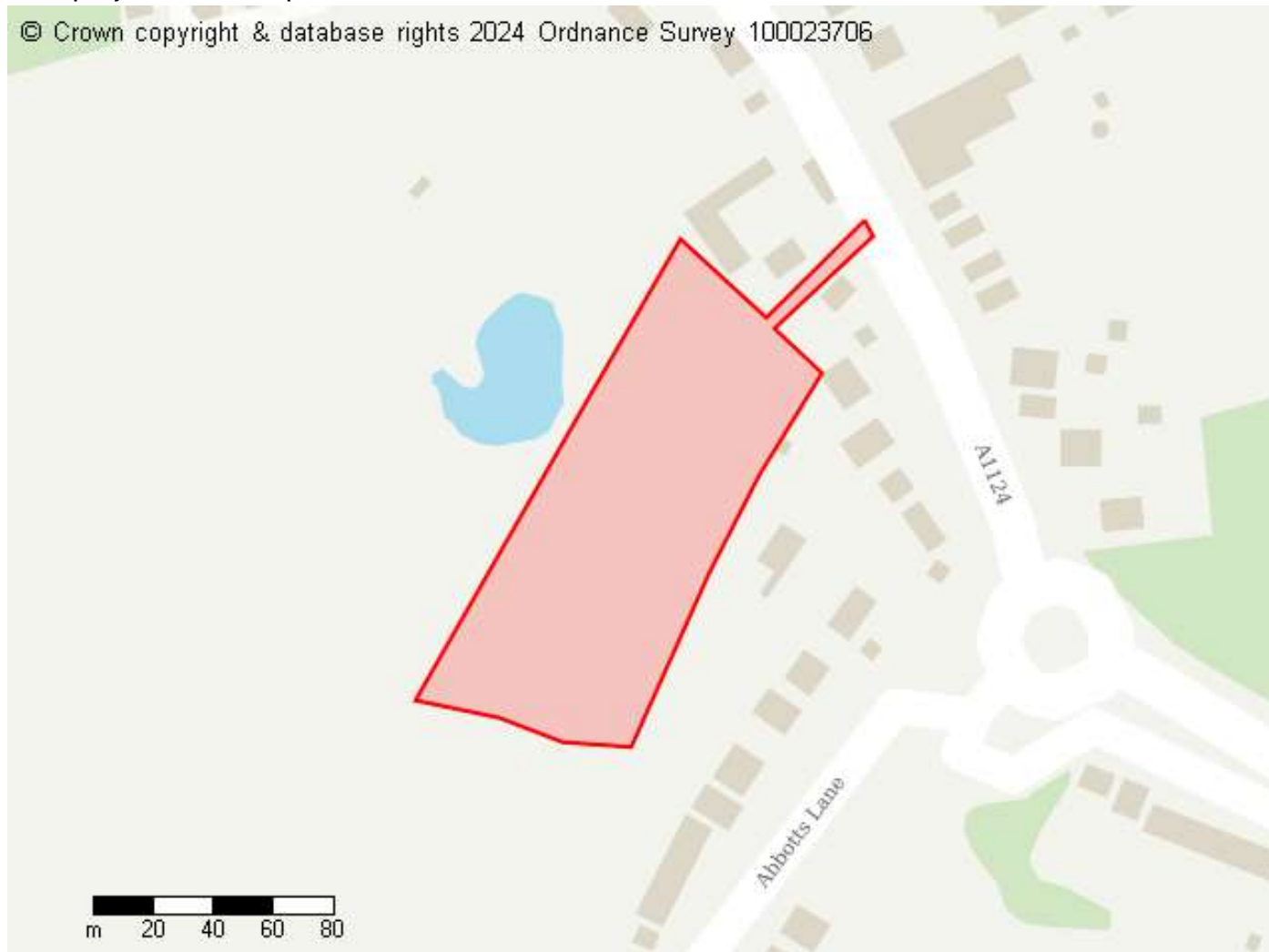
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10536

Please plot your site on the map



Site area (hectares) 1.0595000000000001 ha

Site Name Land southwest of Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? None

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10538

Please plot your site on the map



Site area (hectares) 1.1969000000000001 ha

Site Name Land south of Church Road and east of Birch Road, Copford Green

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

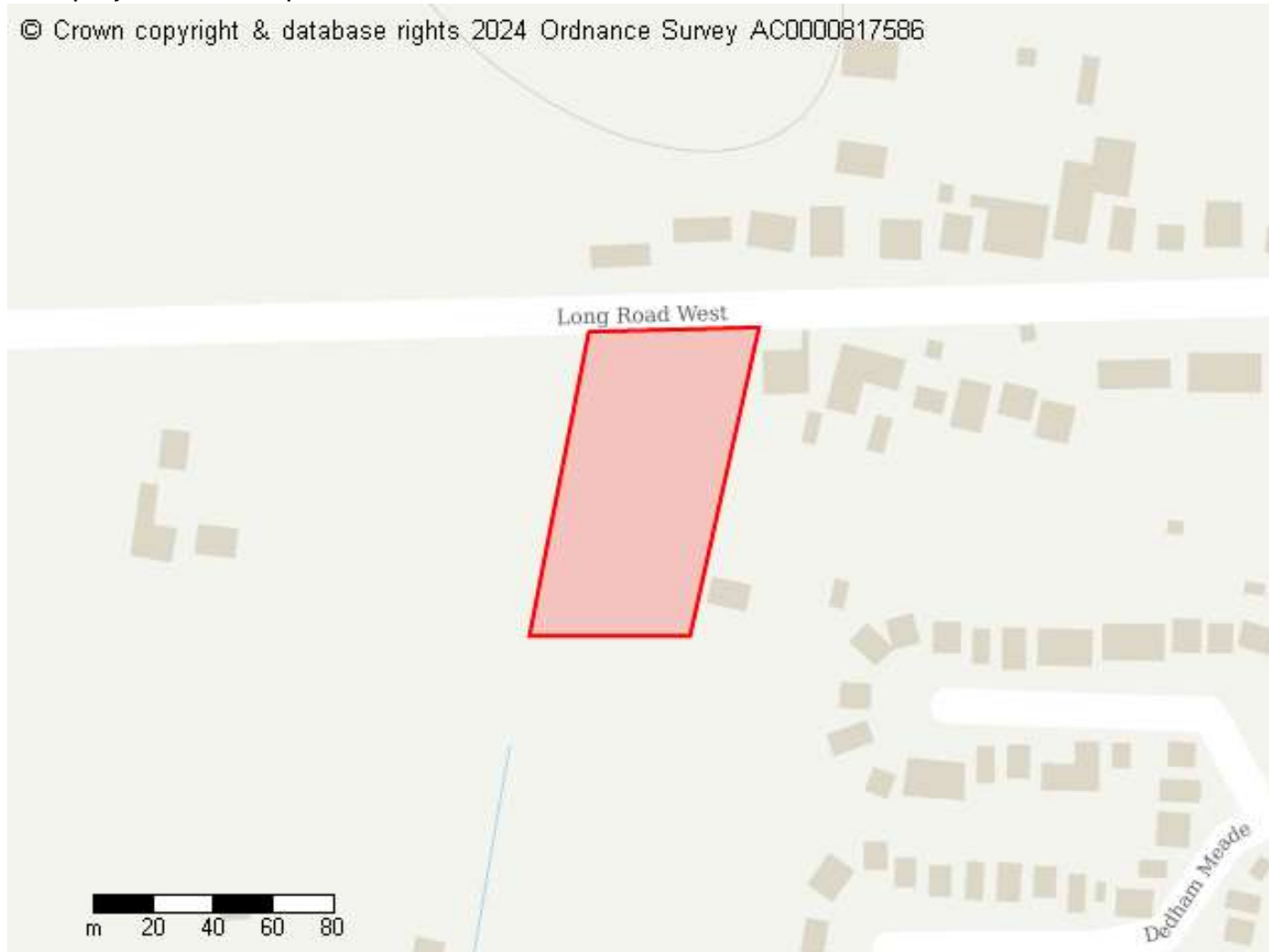
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10547

Please plot your site on the map



Site area (hectares) 0.5608999999999995 ha

Site Name Land east of Duck Lane, Long Road West, Dedham

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

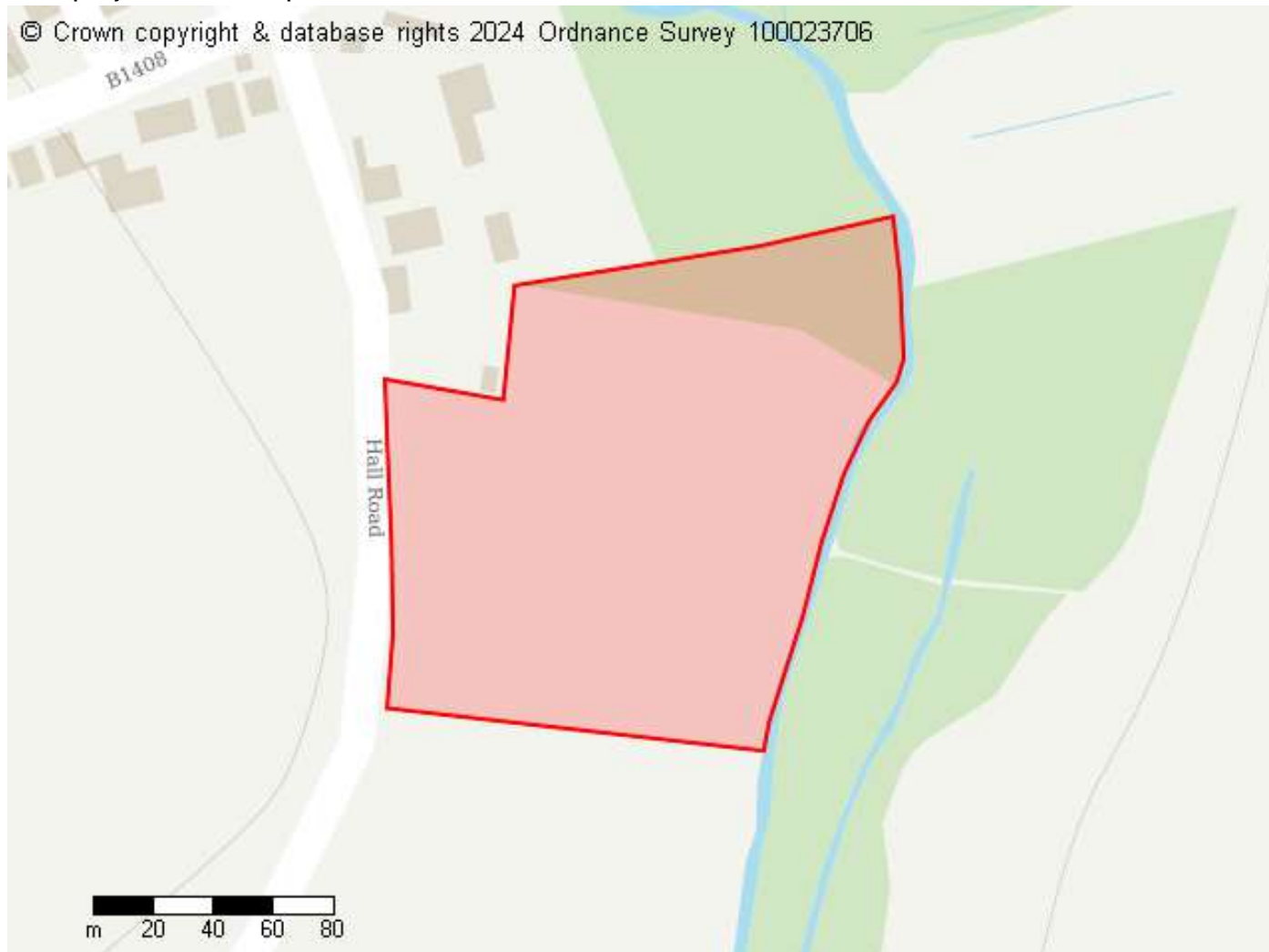
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10548

Please plot your site on the map



Site area (hectares) 2.211399999999998 ha

Site Name Land east of Hall Road, Copford.

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

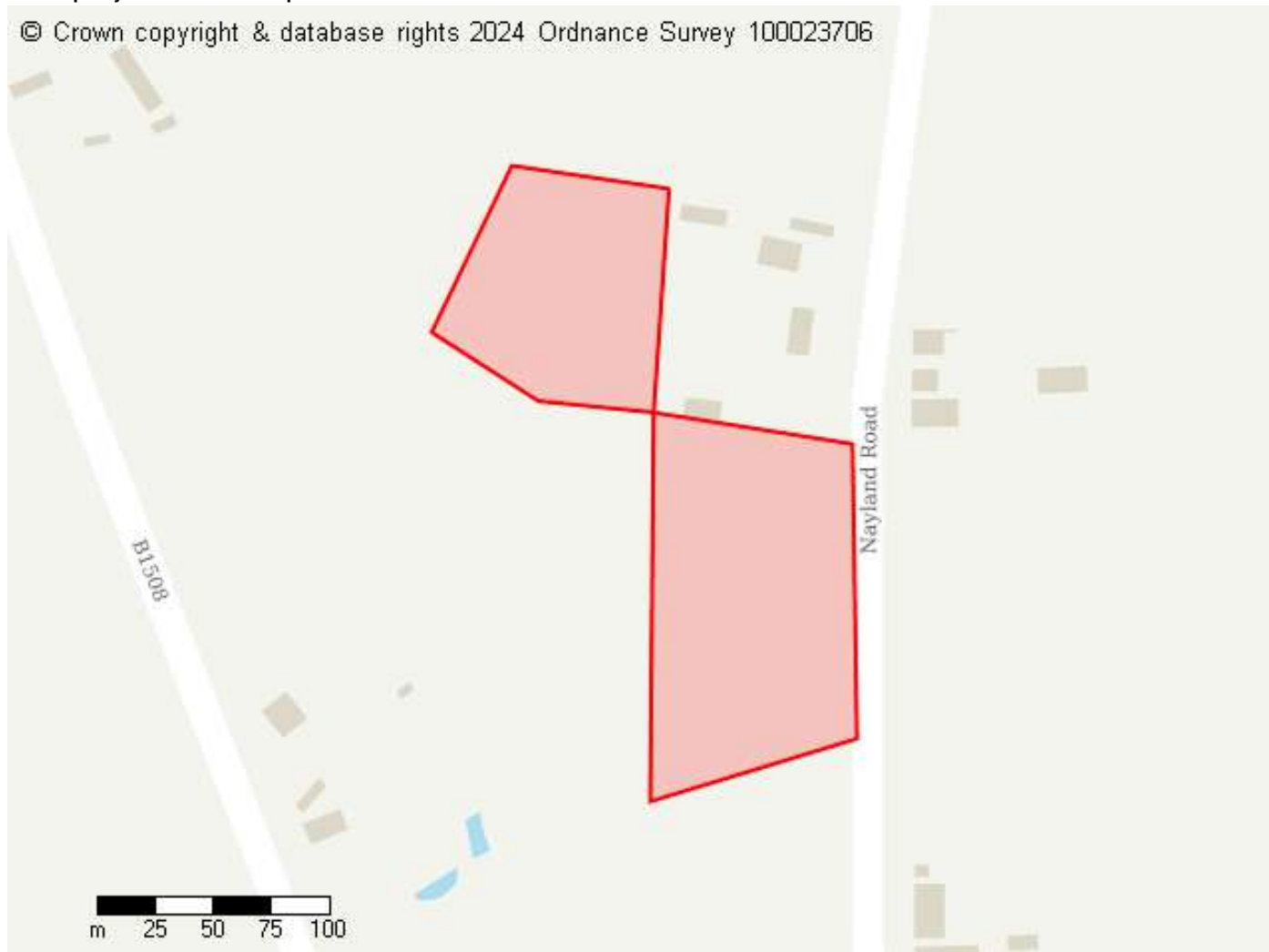
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10566

Please plot your site on the map



Site area (hectares) 2.080299999999998 ha

Site Name Land at Pattens Yard, West Bergholt

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

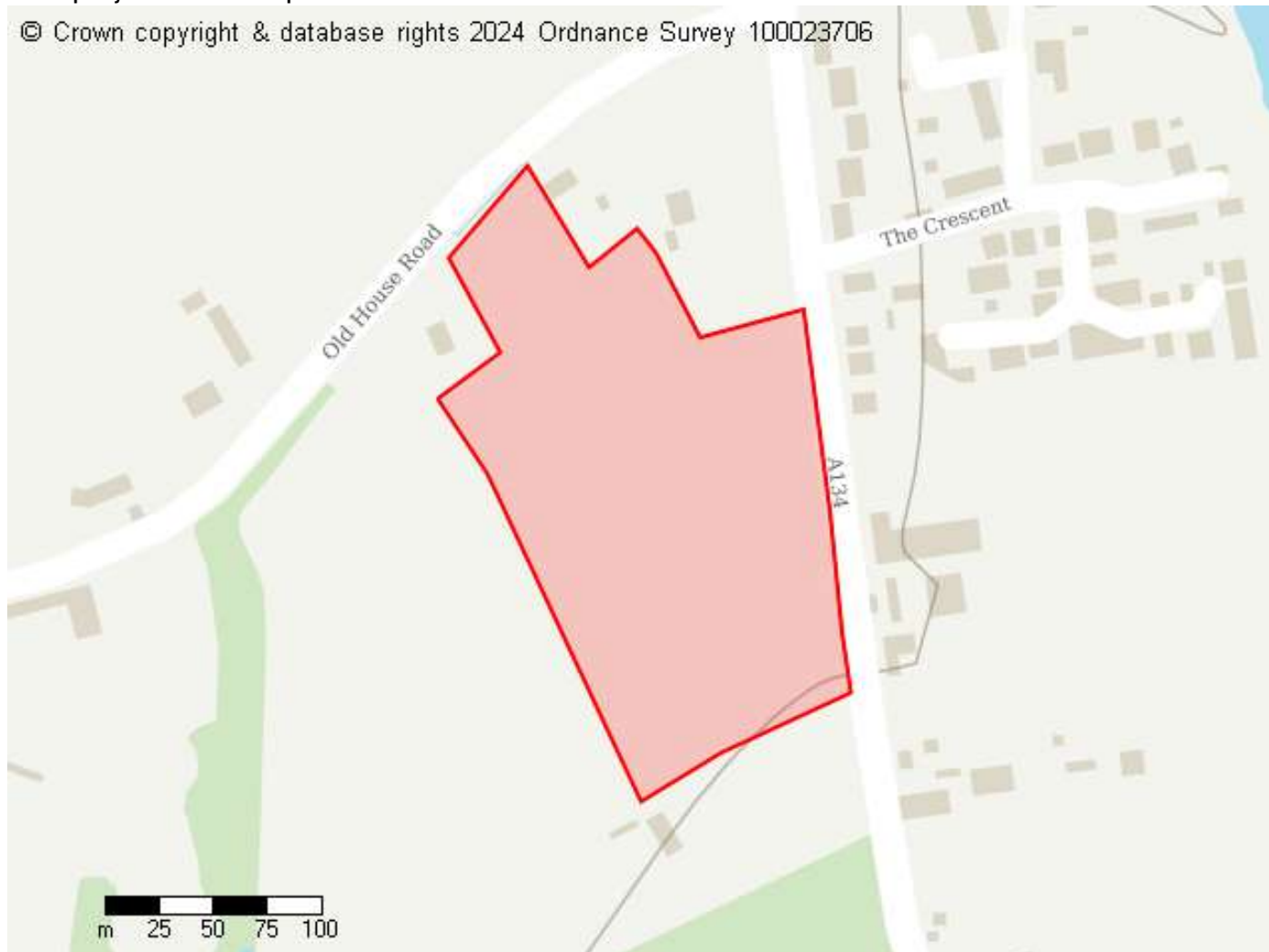
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10567

Please plot your site on the map



Site area (hectares) 3.1396000000000002 ha

Site Name Land West of The Cauesway, Great Horkesley

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10569

Please plot your site on the map

**Site area (hectares)** 2.1132 ha**Site Name** Land East of Brook Road, Great Tey**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Amber – some site specific issues which could be addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Red – Grades 1, 2 and/or 3a (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10571

Please plot your site on the map



Site area (hectares) 1.1746000000000001 ha

Site Name Bumblebee Farm, Colchester Road, Layer Breton.

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10587

Please plot your site on the map



Site area (hectares) 1.0518000000000001 ha

Site Name Land to the north of Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

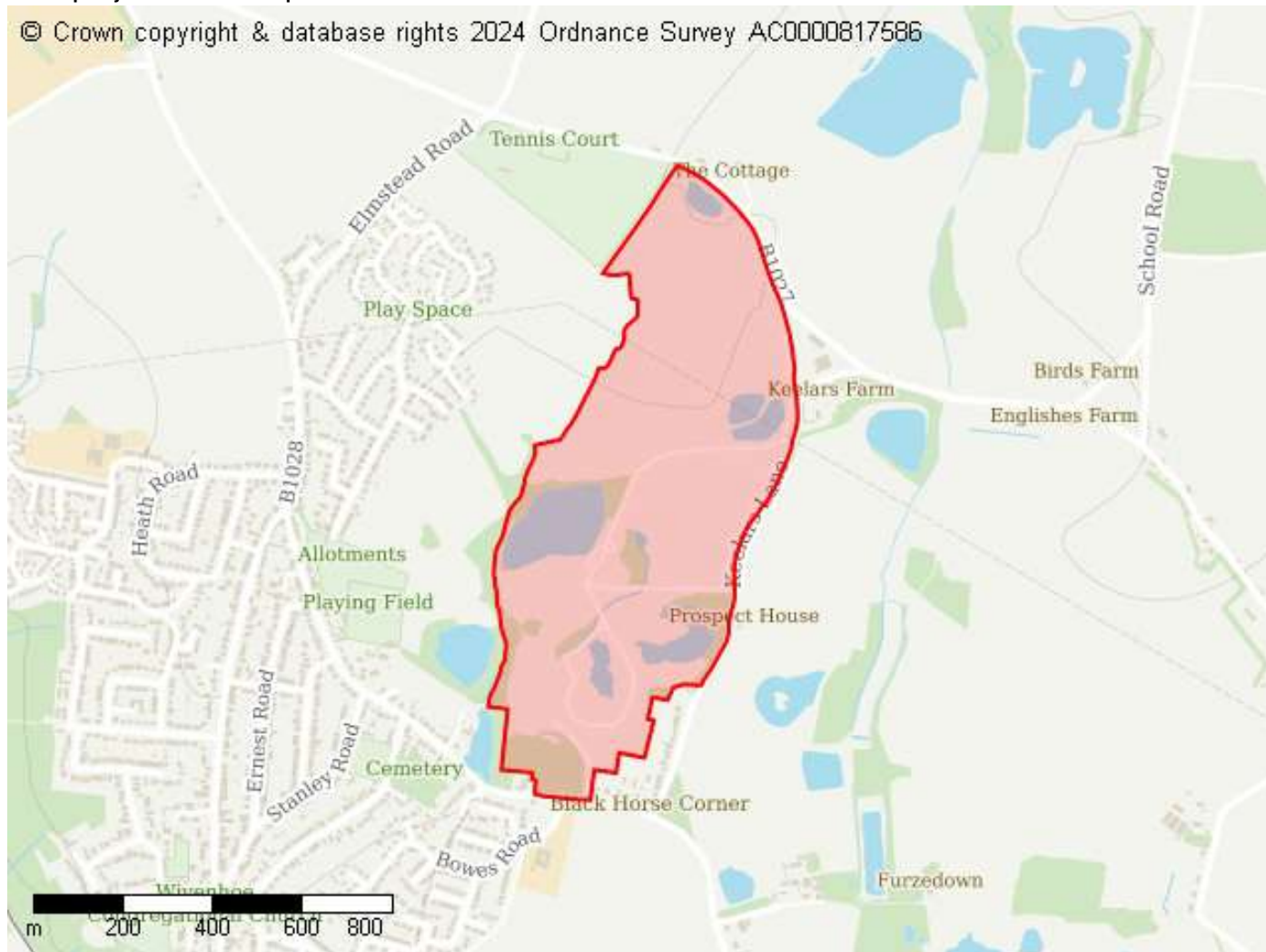
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10594

Please plot your site on the map

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Site area (hectares) 56.911200000000001 ha

Site Name Wivenhoe Quarry, Wivenhoe

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Amber – less than 50% of the site is located within a designation.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Amber – less than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10600

Please plot your site on the map



Site area (hectares) 1.0996999999999999 ha

Site Name Picketts, Church Road, Fingringhoe

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10611

Please plot your site on the map



Site area (hectares) 2.1701000000000001 ha

Site Name Land East of School Road, Copford

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

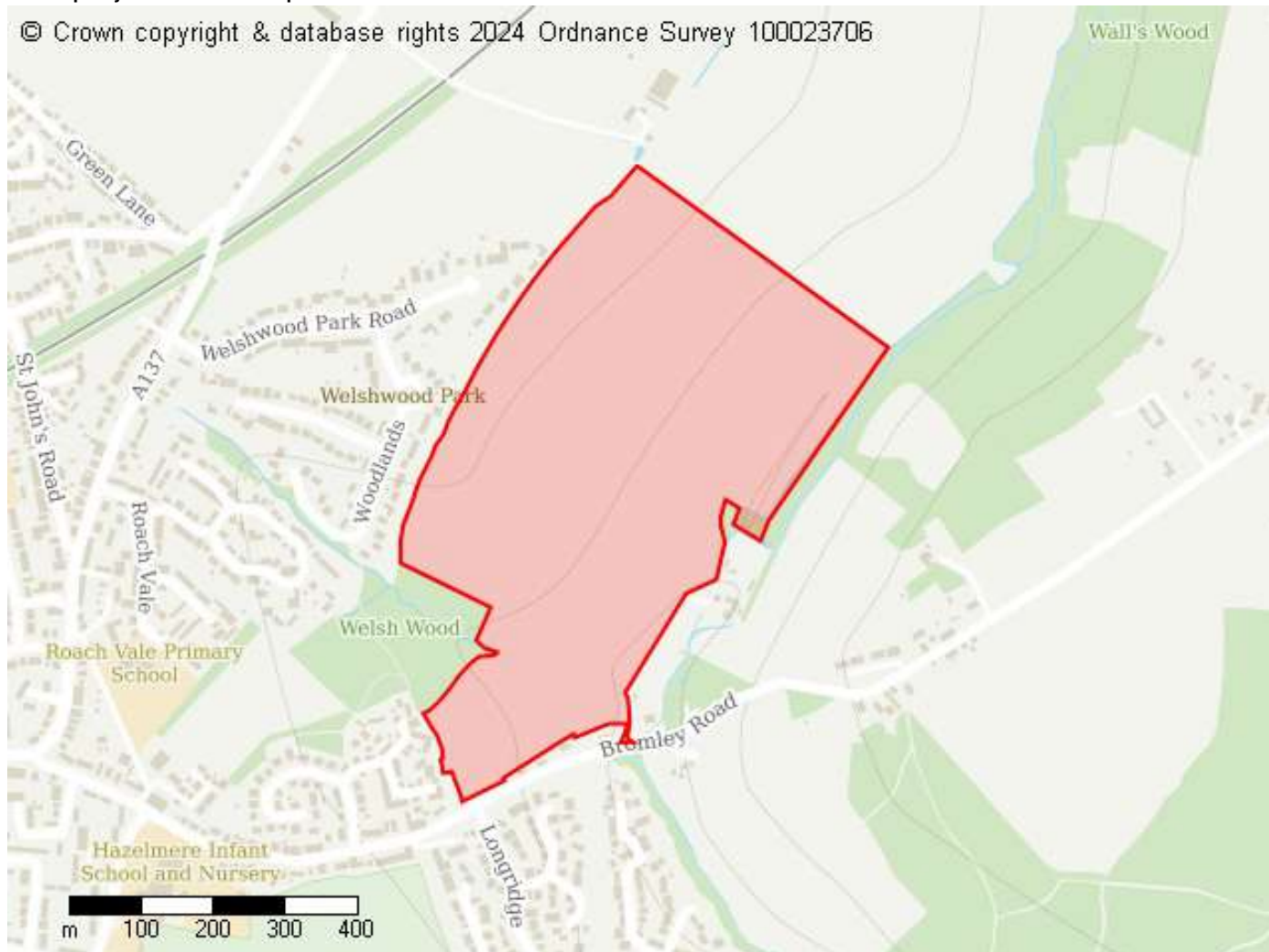
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10616

Please plot your site on the map



Site area (hectares) 29.8734 ha

Site Name Land north of Bromley Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10617

Please plot your site on the map



Site area (hectares) 4.453999999999997 ha

Site Name Lakelands Crescent, Land South of Lakelands, Stanway

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10618

Please plot your site on the map



Site area (hectares) 1.9906999999999999 ha

Site Name Land at View Park, Abberton Road, Langenhoe

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

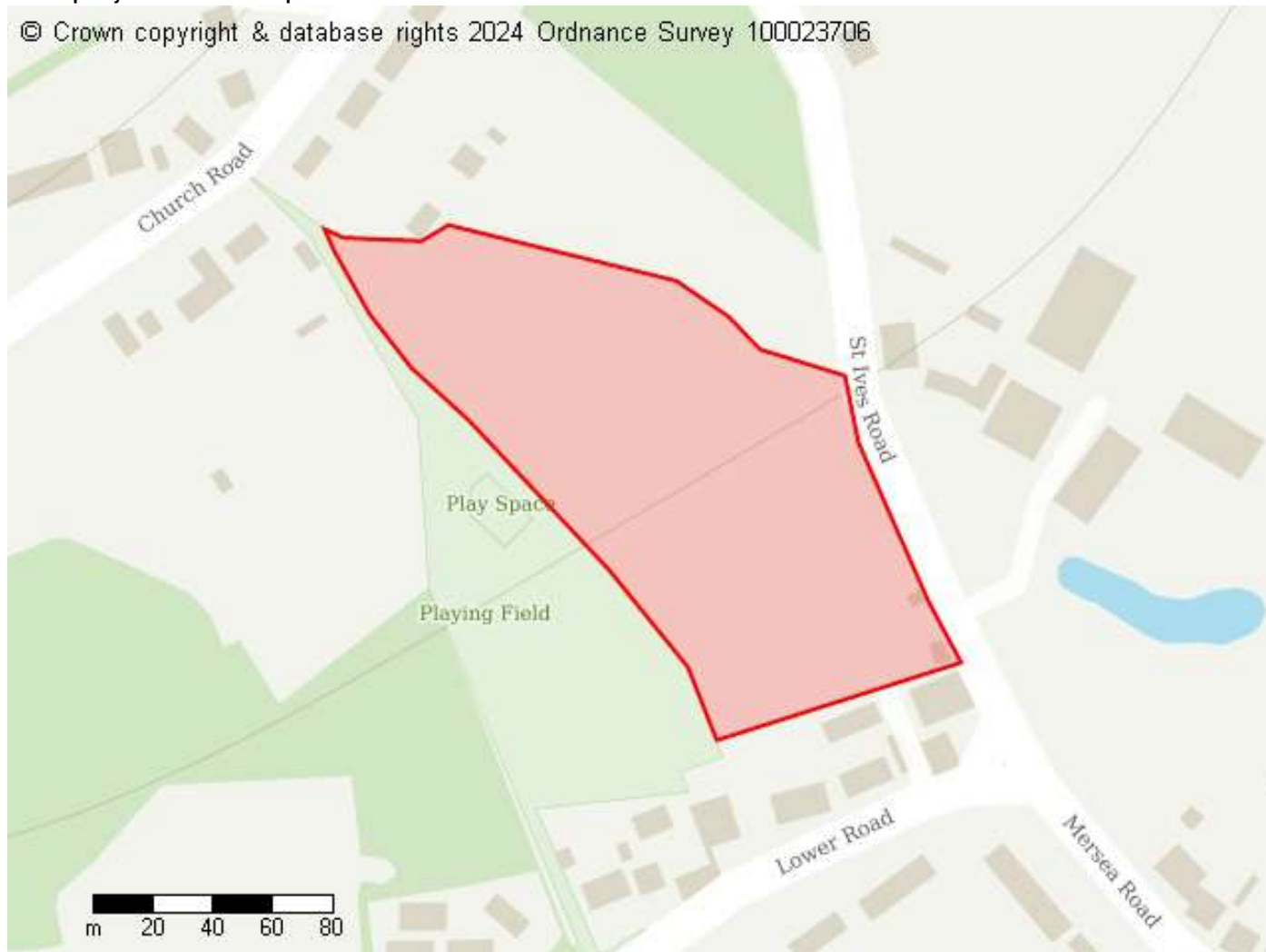
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10621

Please plot your site on the map

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**Site area (hectares)** 1.6973 ha**Site Name** Land at St Ives Road, Peldon**Proposed Use/s** 1. Housing, 2. Commercial**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Amber – Grades 3b (50% or more) or a mix of categories**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Red – more than 50% of the site is located within a designation.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Green – yes, there are opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10622

Please plot your site on the map



Site area (hectares) 24.2881 ha

Site Name Land east of Mersea Road, Langenhoe

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10623

Please plot your site on the map



Site area (hectares) 6.7077 ha

Site Name Land north and south of Dobbies Lane, Marks Tey

Proposed Use/s 2. Commercial, 3. Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10627

Please plot your site on the map



Site area (hectares) 14.0266 ha

Site Name Land to the east of Dawes Lane, West Mersea

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

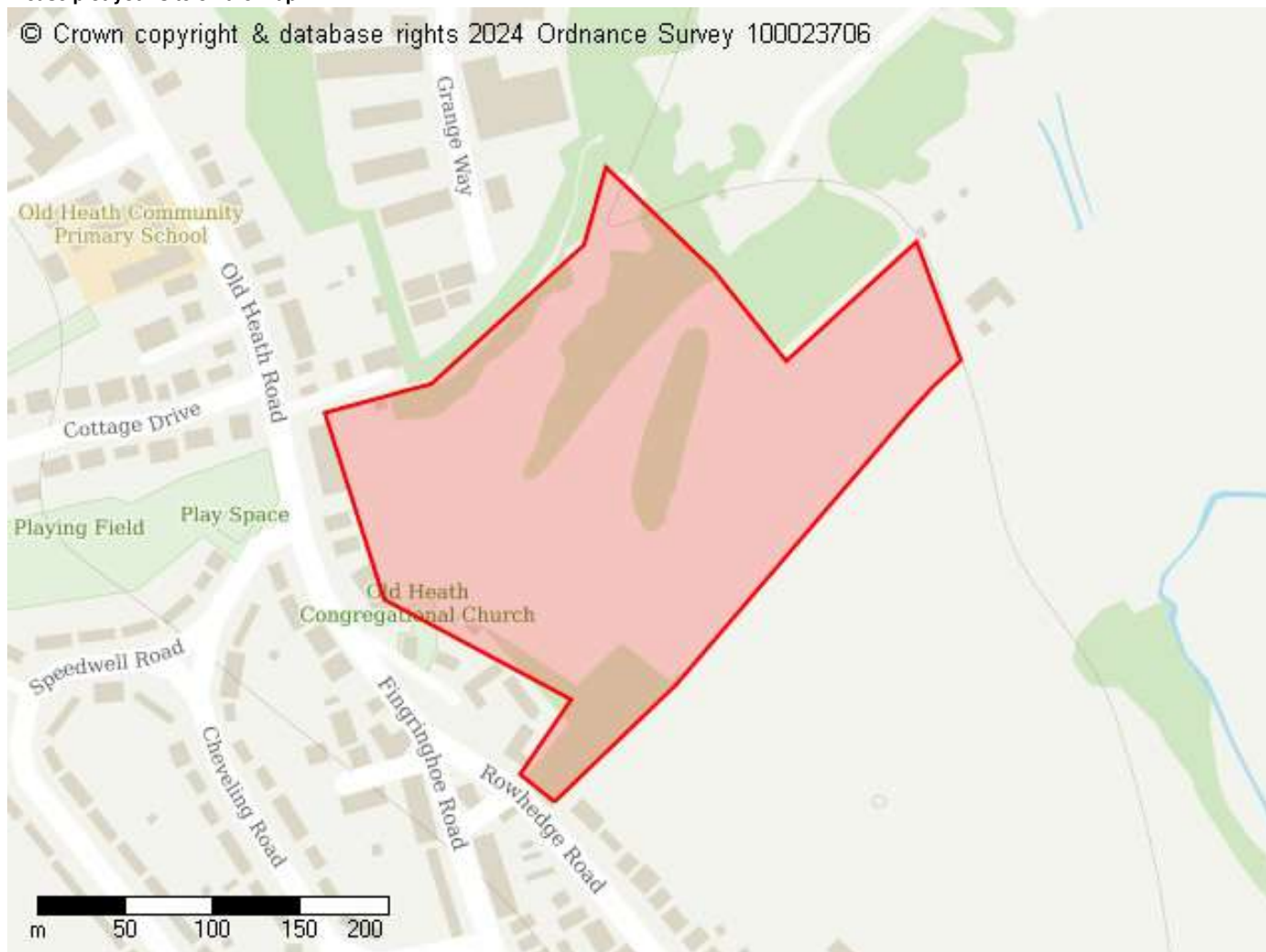
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10629

Please plot your site on the map

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Site area (hectares) 5.999399999999996 ha

Site Name Place Farm, Rowhedge Road

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? None

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10632

Please plot your site on the map



Site area (hectares) 0.6026000000000002 ha

Site Name Land south of Tower Business Park, Tiptree

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

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Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

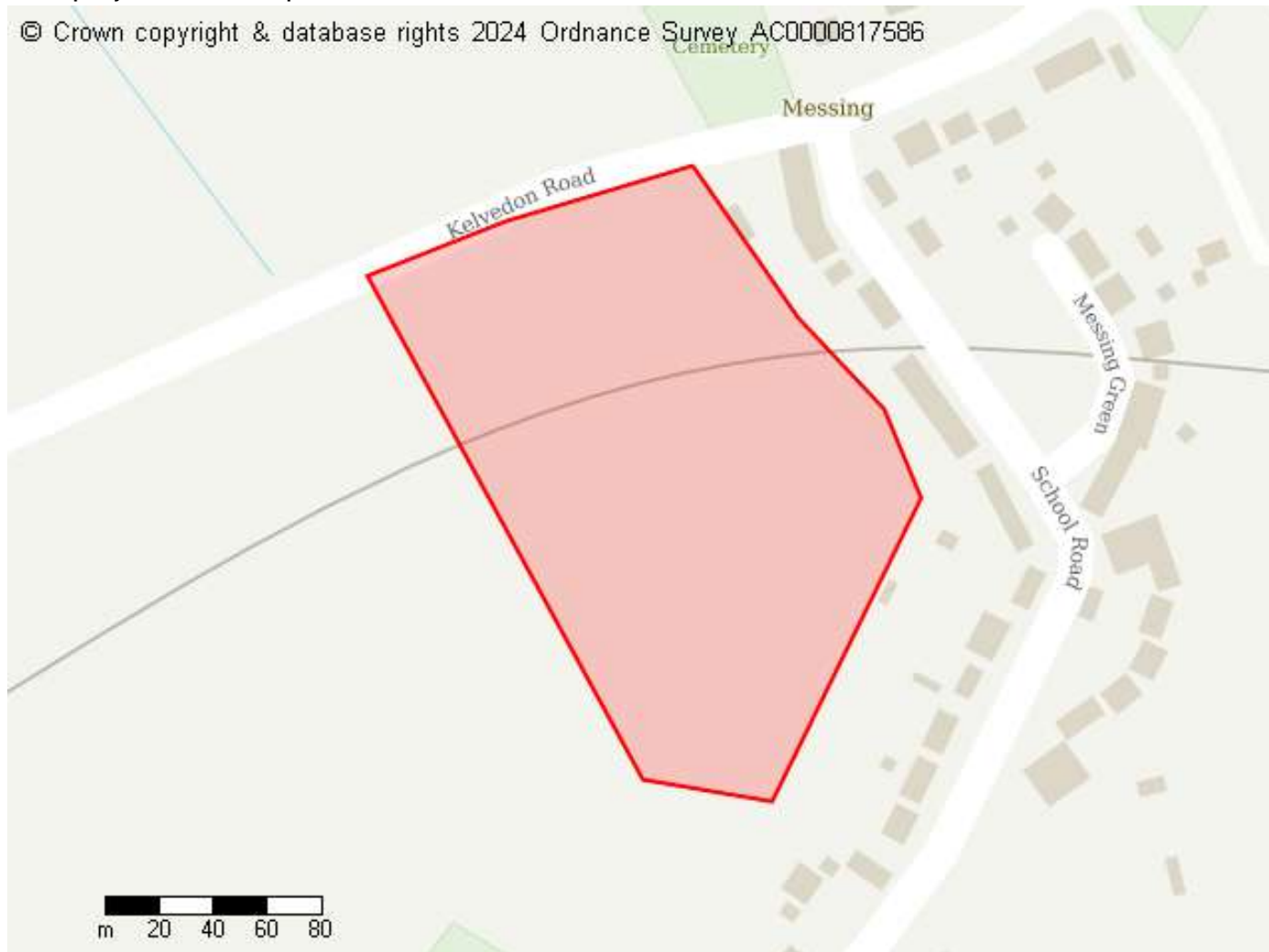
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10634

Please plot your site on the map



Site area (hectares) 2.7279 ha

Site Name Land at Kelvedon Road, Messing

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

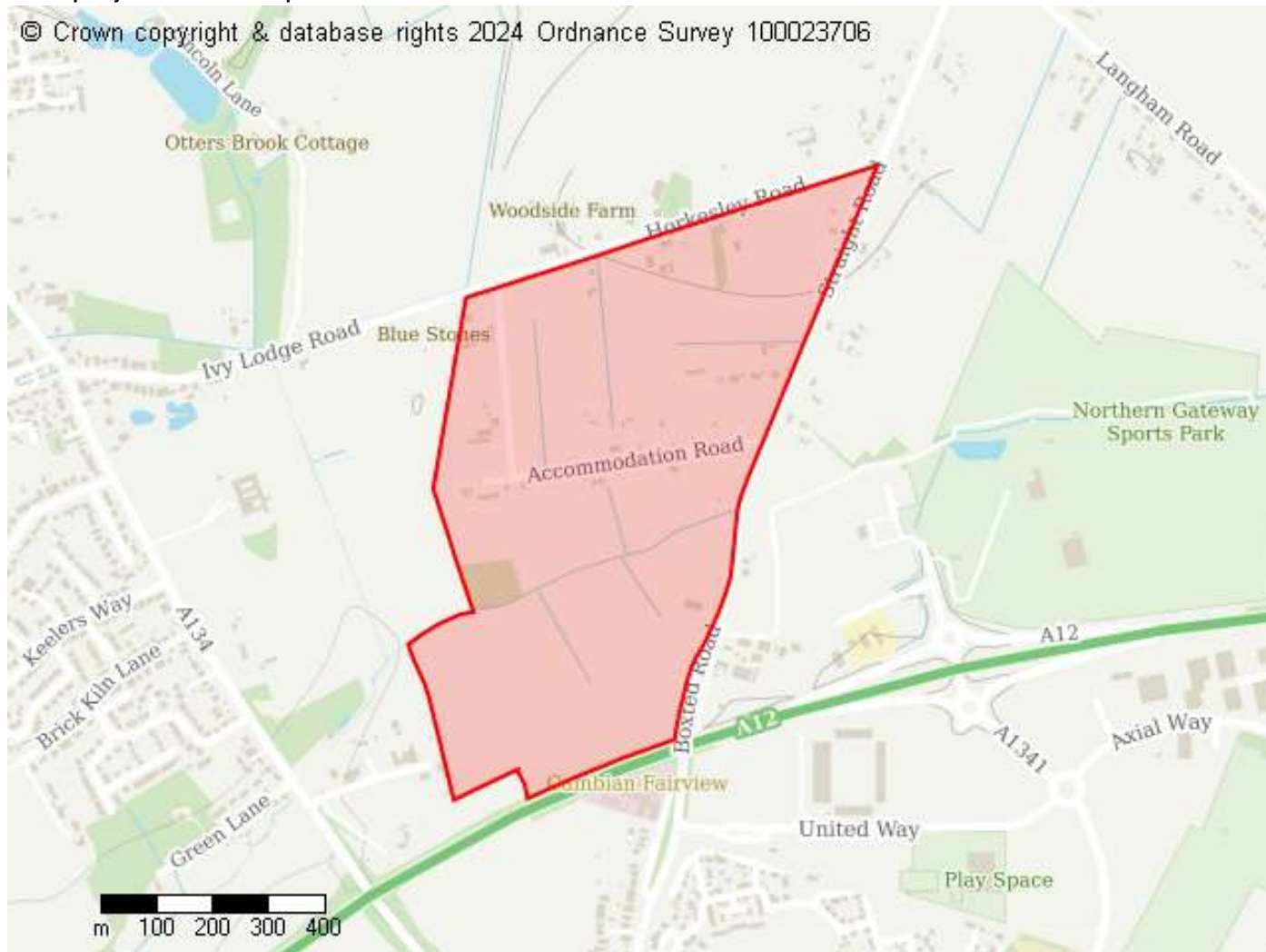
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10635

Please plot your site on the map

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Site area (hectares) 50.25909999999997 ha

Site Name Land at and around Accommodation Road, Great Horkesley/Boxted

Proposed Use/s 1. Housing, 2. Commercial, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10647

Please plot your site on the map

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Site area (hectares) 0.8606000000000003 ha

Site Name Wakes Hall Business Centre, Wakes Colne

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

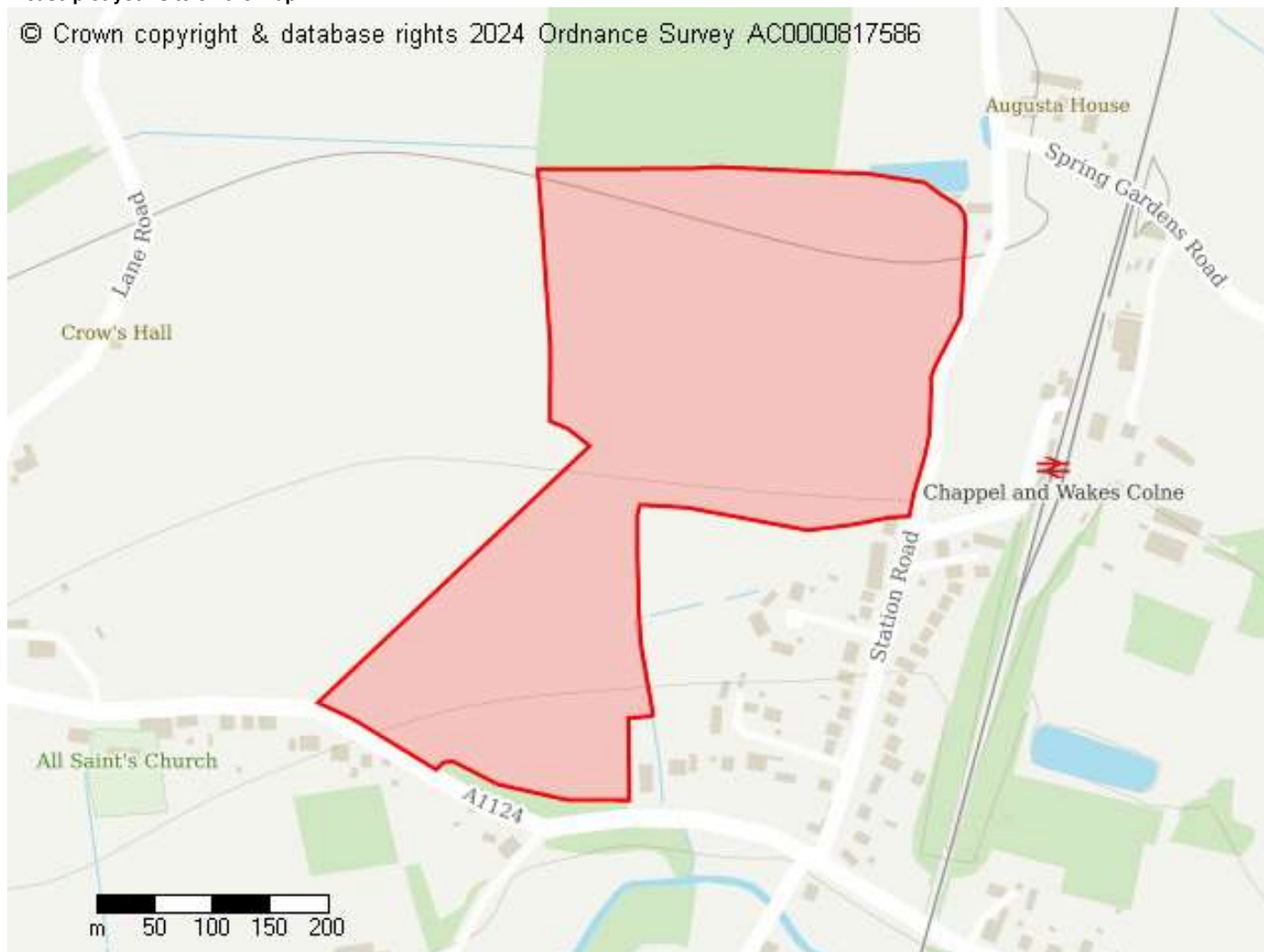
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10649

Please plot your site on the map

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**Site area (hectares)** 15.0154 ha**Site Name** Land west of Station Road, Chappel**Proposed Use/s** 1. Housing, 3. Infrastructure, 4. Green Infrastructure**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Red – Grades 1, 2 and/or 3a (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Green – yes, there are opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

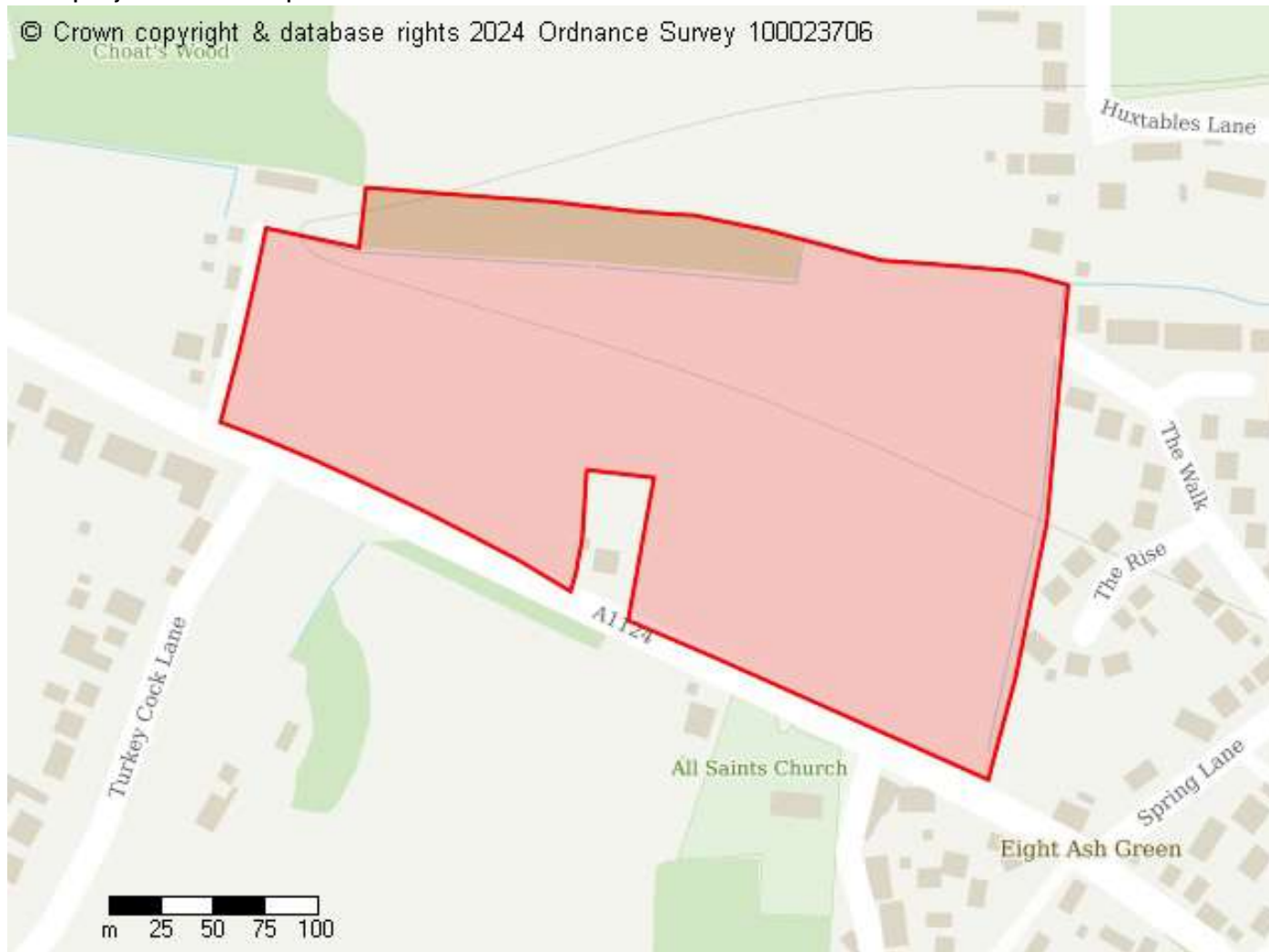
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10656

Please plot your site on the map



Site area (hectares) 7.009299999999996 ha

Site Name Land north of Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

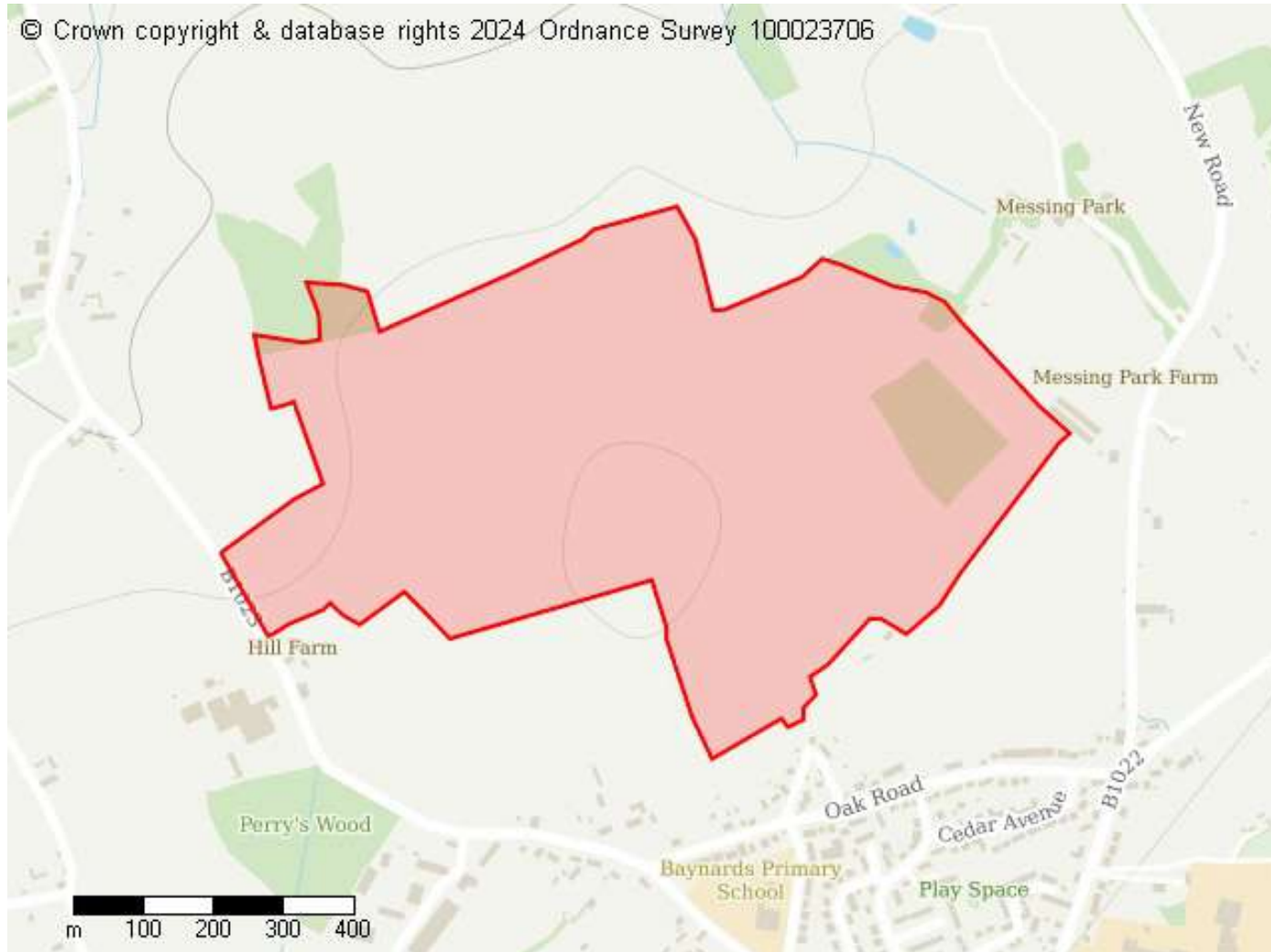
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10657

Please plot your site on the map



Site area (hectares) 51.003300000000003 ha

Site Name Land to the North of Tiptree

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Amber – less than 50% of the site is located within a designation.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Amber – less than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10663

Please plot your site on the map



Site area (hectares) 0.2586 ha

Site Name Land off Newpots Lane, Peldon

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10664

Please plot your site on the map



Site area (hectares) 40.063200000000002 ha

Site Name Park Lane, Langham

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10665

Please plot your site on the map



Site area (hectares) 9.911199999999991 ha

Site Name Land east of Wick Road and west of the A12

Proposed Use/s 1. Housing, 2. Commercial, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

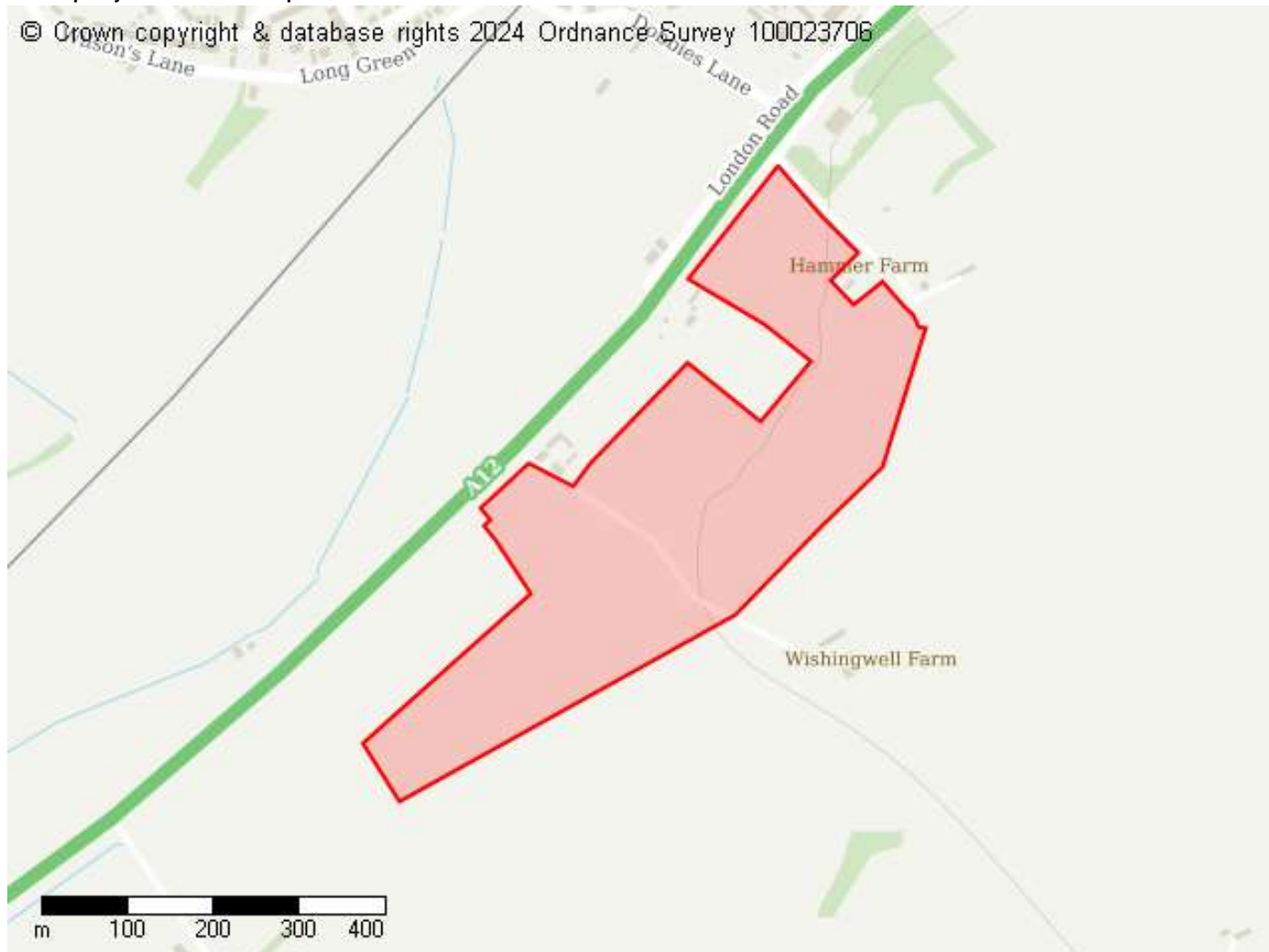
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10671

Please plot your site on the map



Site area (hectares) 15.9581 ha

Site Name Land south of the A12 and north of the proposed new route of the A12, Marks Tey

Proposed Use/s 2. Commercial, 3. Infrastructure

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Amber – the site relies on another piece of land but that land has been put forward for development.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10673

Please plot your site on the map



Site area (hectares) 5.7709000000000001 ha

Site Name Land adjacent Mersea Road, Peldon

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10675

Please plot your site on the map



Site area (hectares) 5.5321999999999996 ha

Site Name East Road, East Mersea

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Red – significant constraints identified and access is not considered safe and suitable which are likely to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Amber – some issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

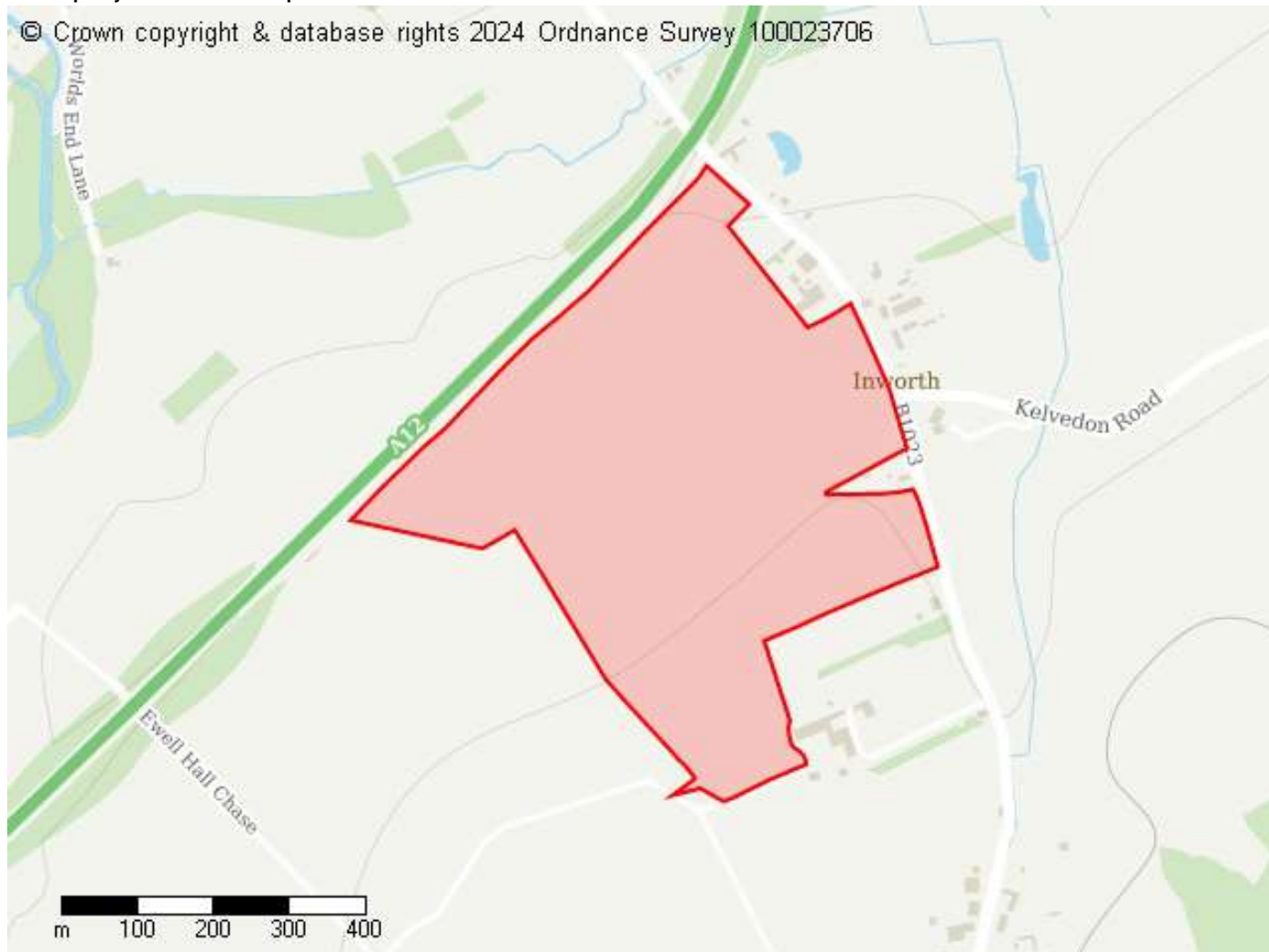
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10677

Please plot your site on the map



Site area (hectares) 28.357900000000001 ha

Site Name Gateway 24, Kelvedon

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? None

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10682

Please plot your site on the map



Site area (hectares) 9.4867000000000008 ha

Site Name Land to the east of Cross Lane, West Mersea

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

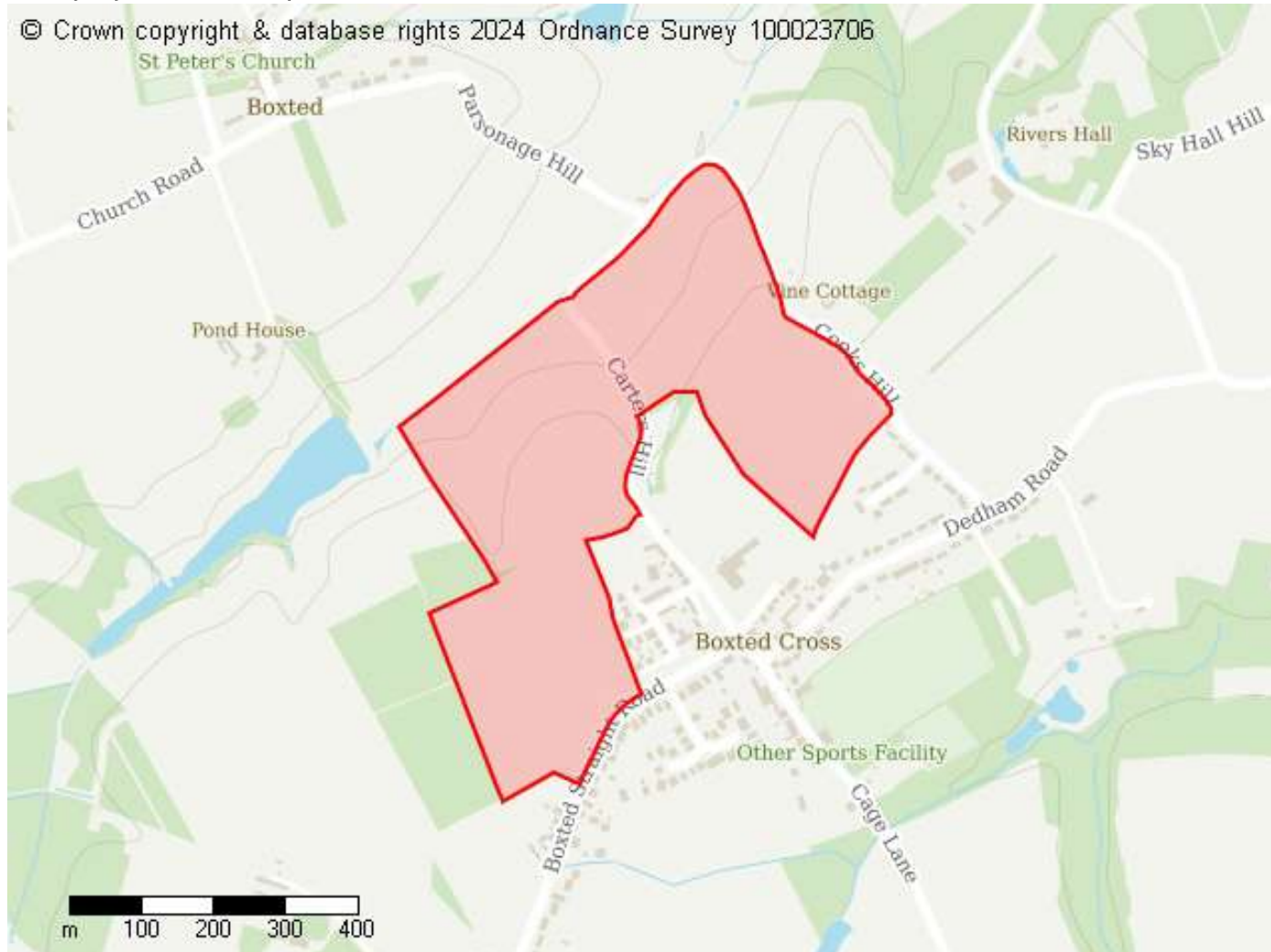
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10685

Please plot your site on the map



Site area (hectares) 24.022500000000001 ha

Site Name Land North of Boxted Straight Road, Boxted Cross

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10686

Please plot your site on the map



Site area (hectares) 5.9819000000000004 ha

Site Name Land at Earls Colne Road, Great Tey

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10687

Please plot your site on the map



Site area (hectares) 27.696899999999999 ha

Site Name Land south of Berechurch Hall Road and west of Bounstead Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure , 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

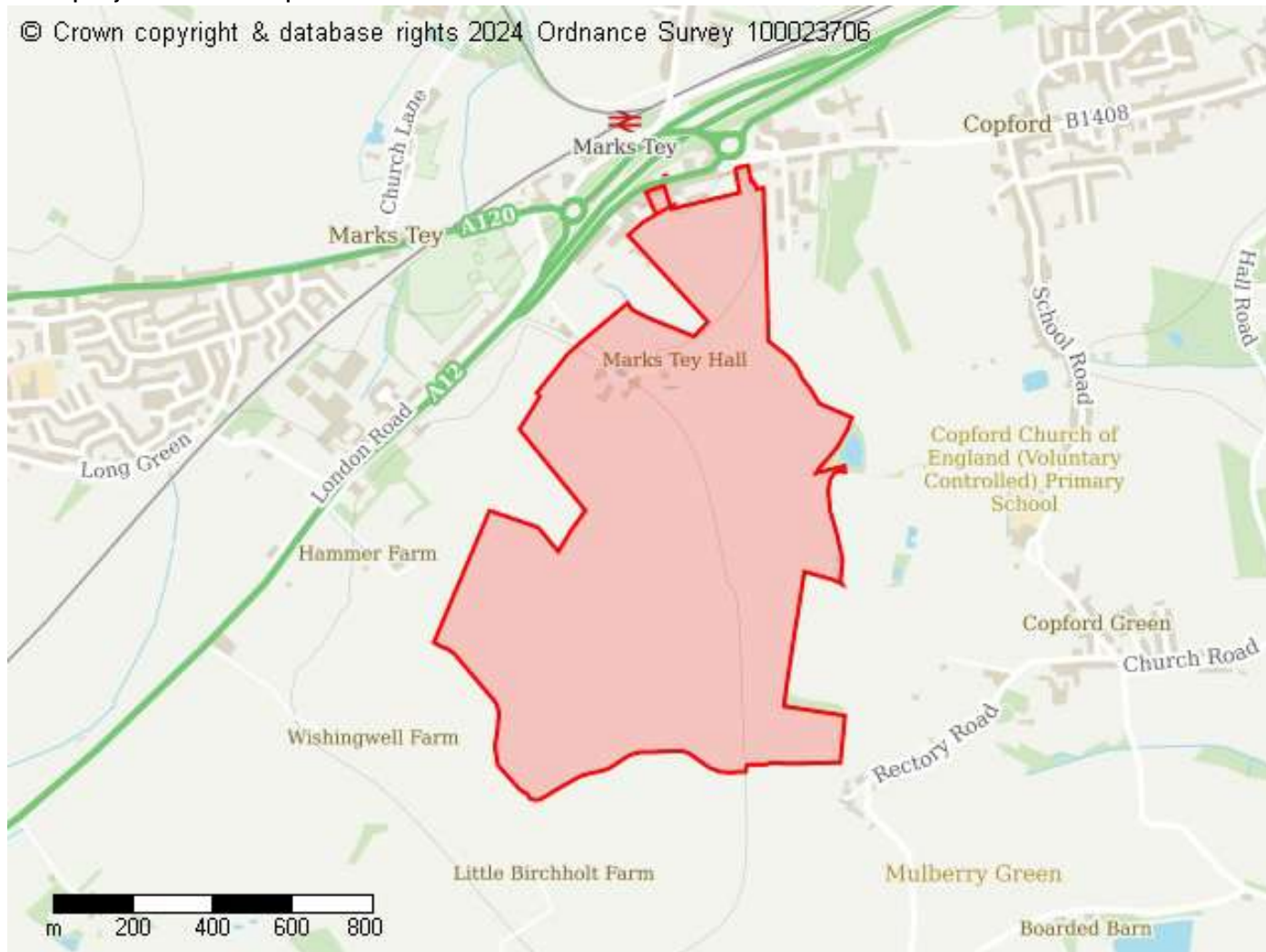
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10690

Please plot your site on the map



Site area (hectares) 92.52939999999995 ha

Site Name Land South of Marks Tey Village

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

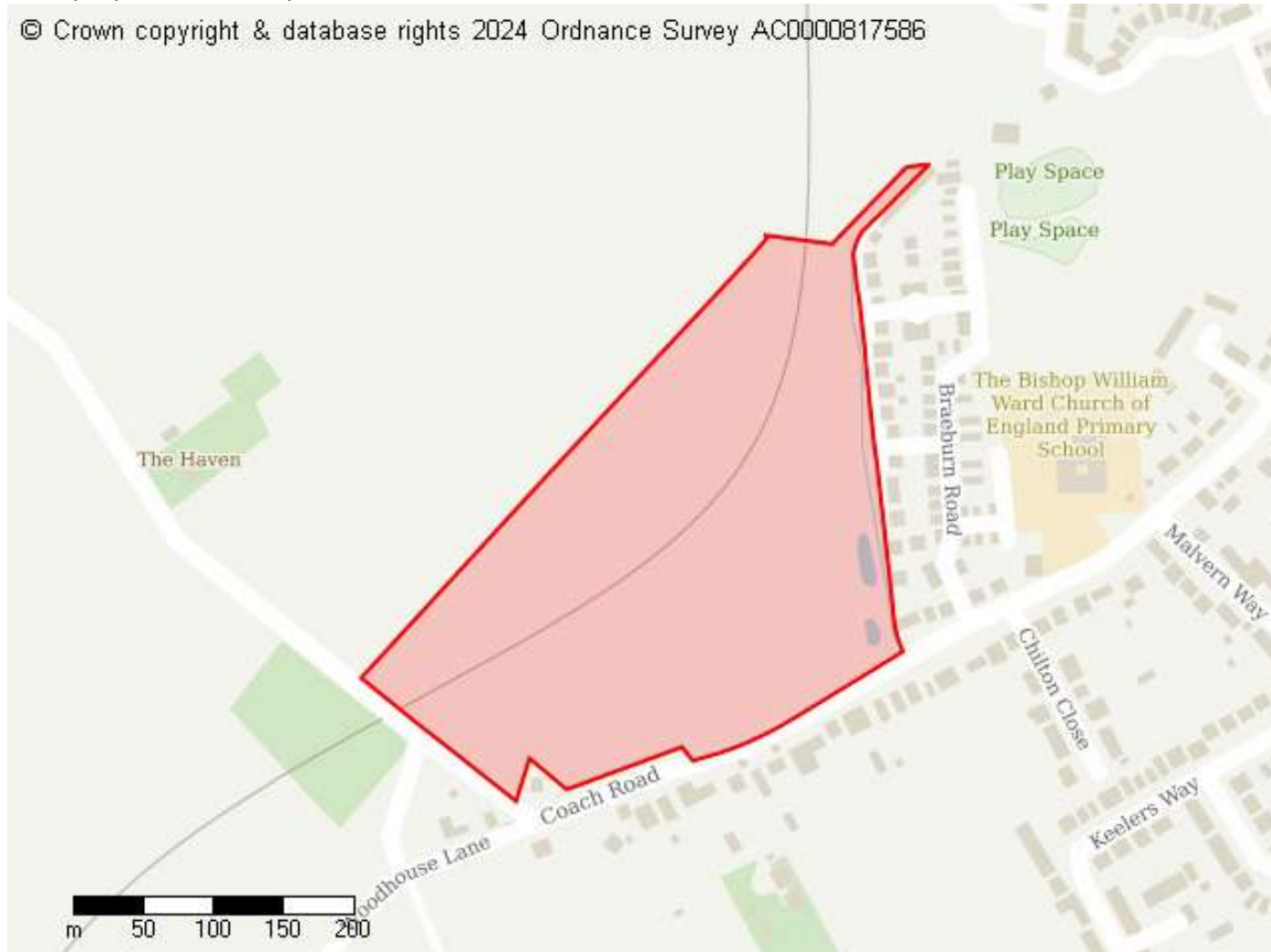
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10691

Please plot your site on the map



Site area (hectares) 8.513099999999997 ha

Site Name Land North of Coach Road, Great Horkesley

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10745

Please plot your site on the map

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**Site area (hectares)** 1.8895 ha**Site Name** 102 East Road, West Mersea**Proposed Use/s** 1. Housing, 3. Infrastructure , 4. Green Infrastructure**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Amber – Grades 3b (50% or more) or a mix of categories**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Red – more than 50% of the site is located within a designation.**Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10746

Please plot your site on the map



Site area (hectares) 7.154499999999996 ha

Site Name The Car Boot Field, Marks Tey

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

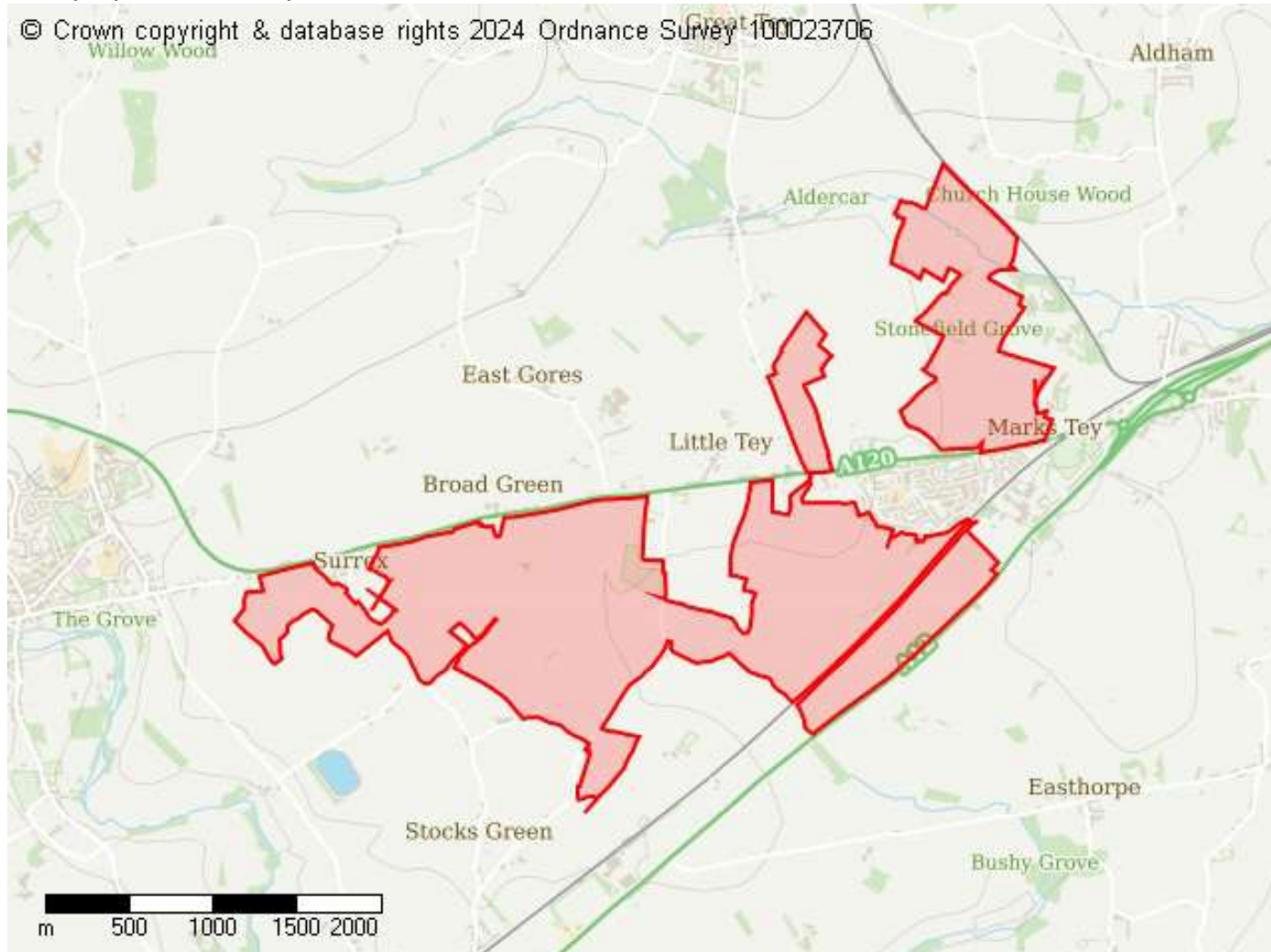
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? None

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10747

Please plot your site on the map



Site area (hectares) 453.3877 ha

Site Name Tey Green

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Amber – less than 50% of the site is located within a designation.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Amber – less than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10748

Please plot your site on the map



Site area (hectares) 5.0785 ha

Site Name Land off Colchester Road, West Mersea

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10749

Please plot your site on the map

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Site area (hectares) 4.008099999999998 ha

Site Name Land off Colchester Road, West Bergholt

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

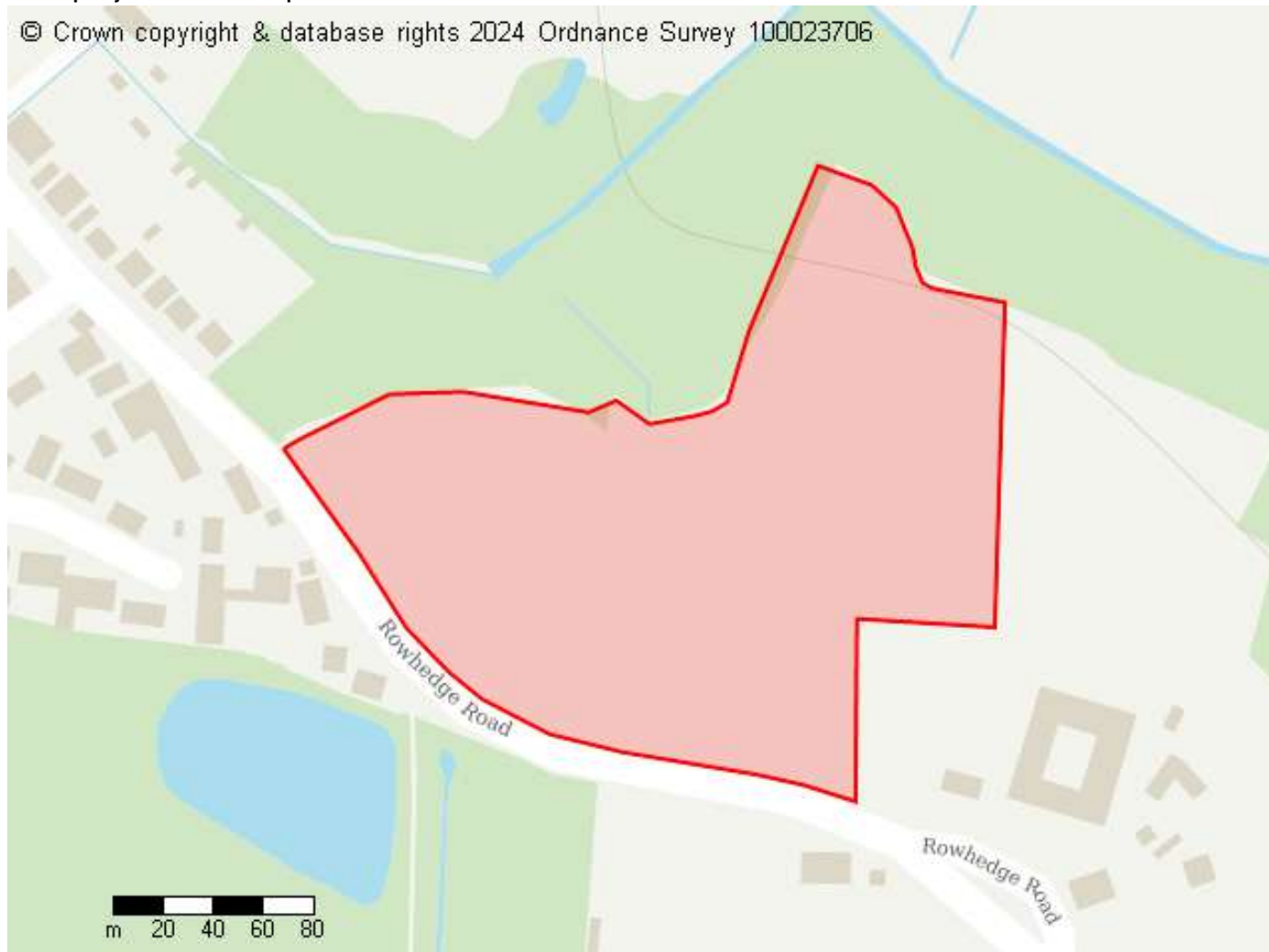
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10750

Please plot your site on the map



Site area (hectares) 3.7145000000000001 ha

Site Name Land off Rowhedge Road, Colchester

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

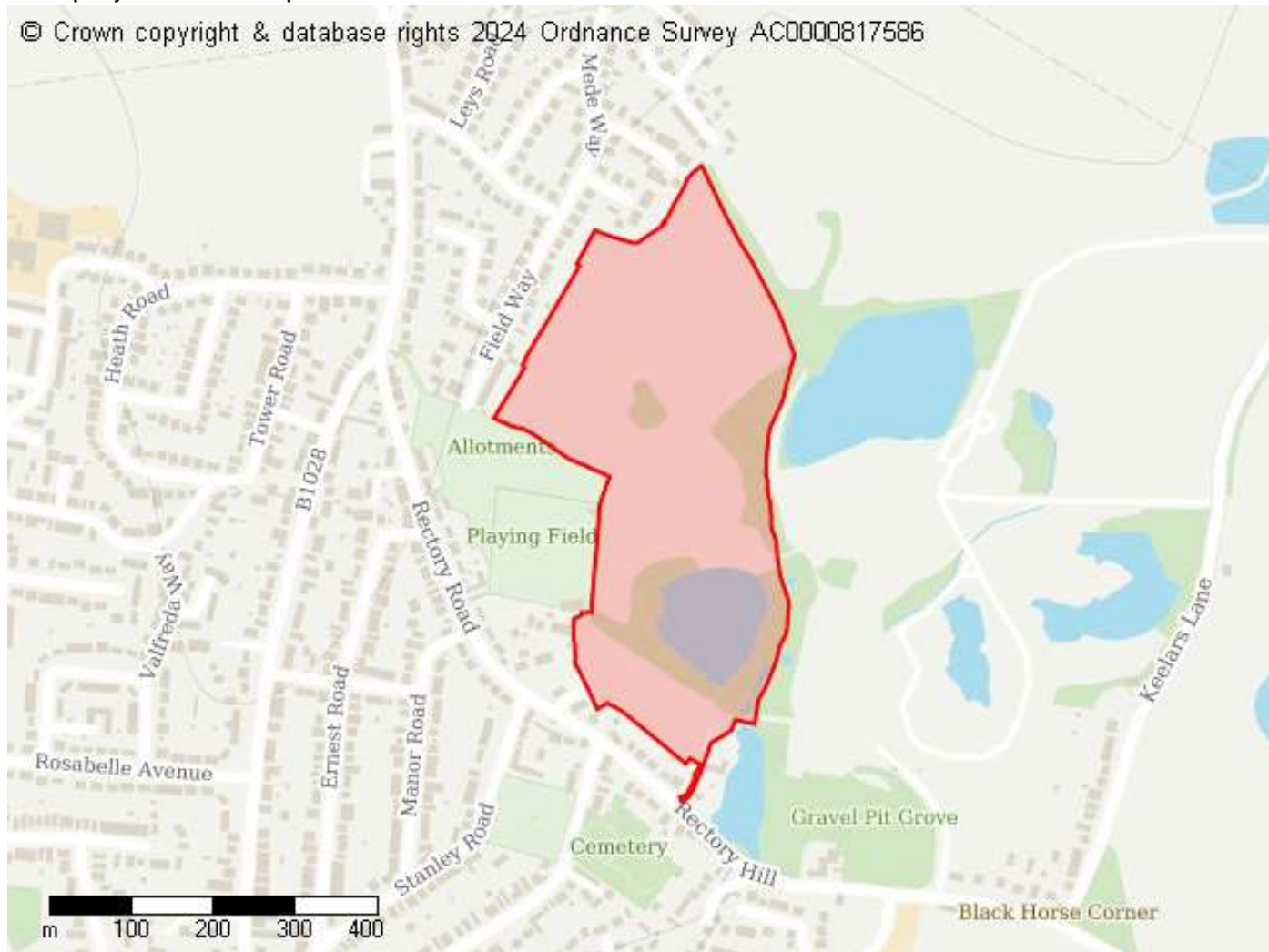
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10751

Please plot your site on the map



Site area (hectares) 15.0572 ha

Site Name Land off Croquet Gardens, Wivenhoe

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10752

Please plot your site on the map



Site area (hectares) 1.4919 ha

Site Name Land west of Oxley Parker Drive, Mill Road, Colchester

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? None

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

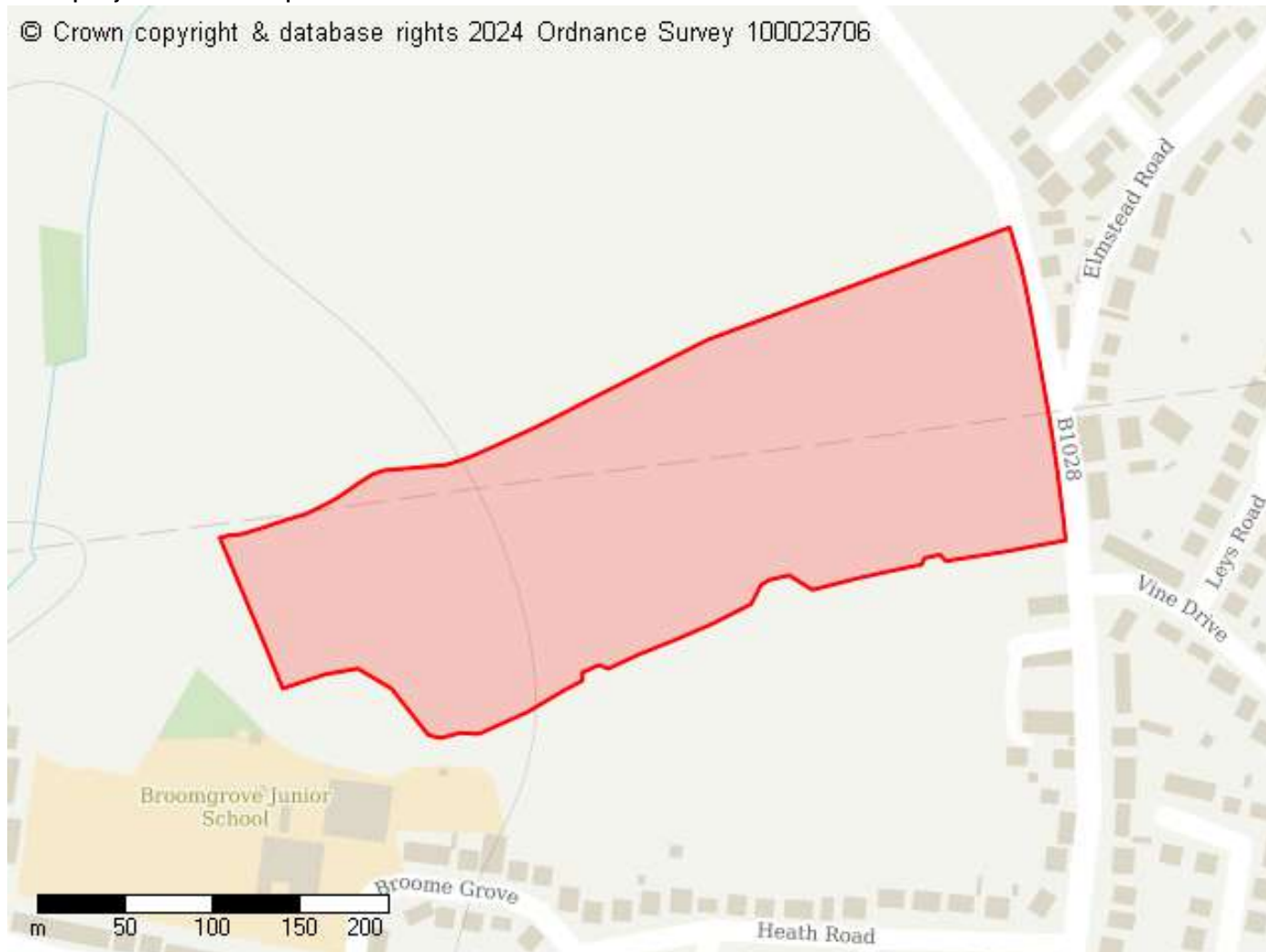
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10755

Please plot your site on the map

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Site area (hectares) 6.9127000000000001 ha

Site Name Land North of the Fire Station, Colchester Road, Wivenhoe

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

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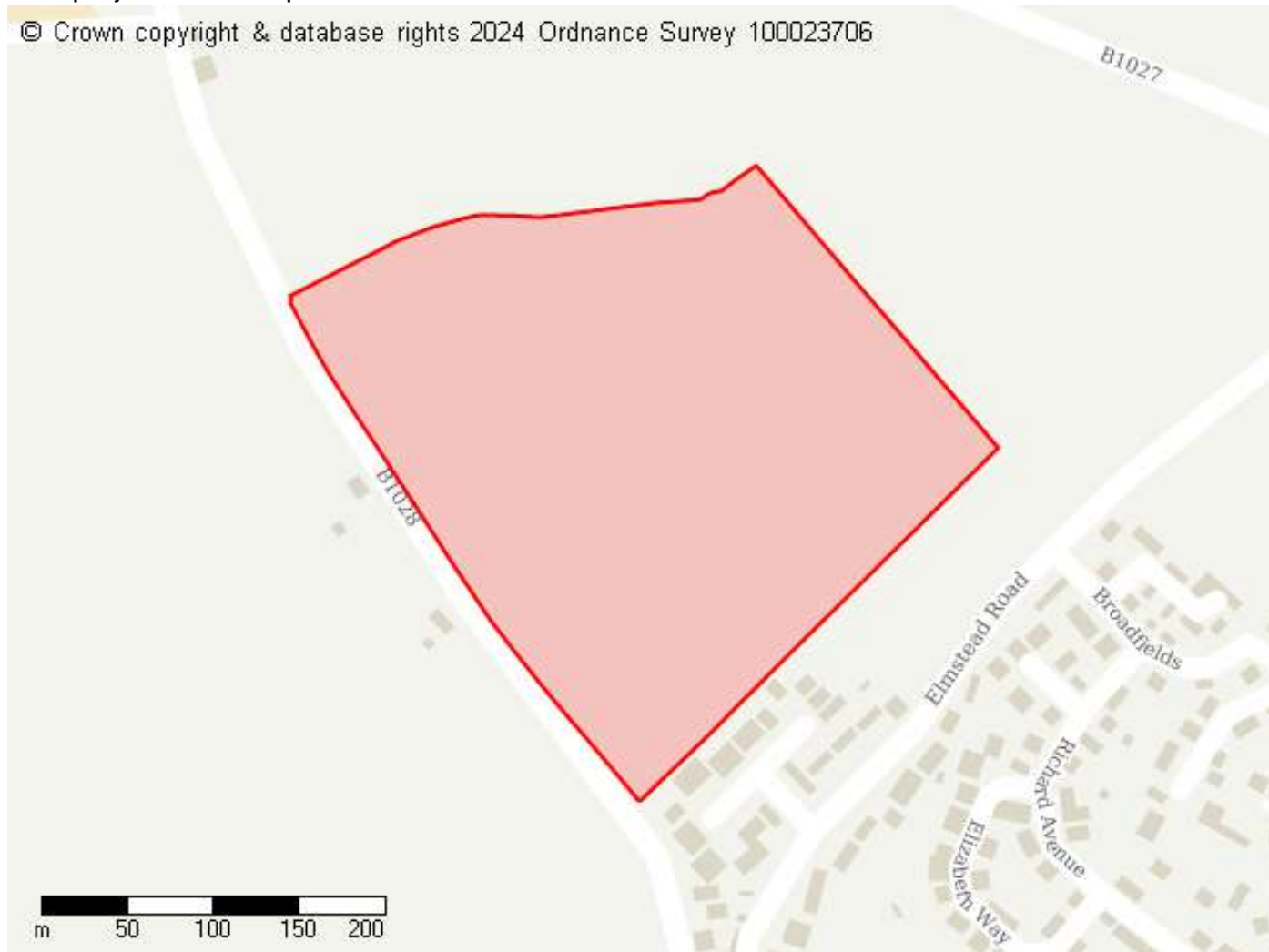
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10756

Please plot your site on the map



Site area (hectares) 8.296099999999991 ha

Site Name Land East of Colchester Road, Wivenhoe

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

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Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

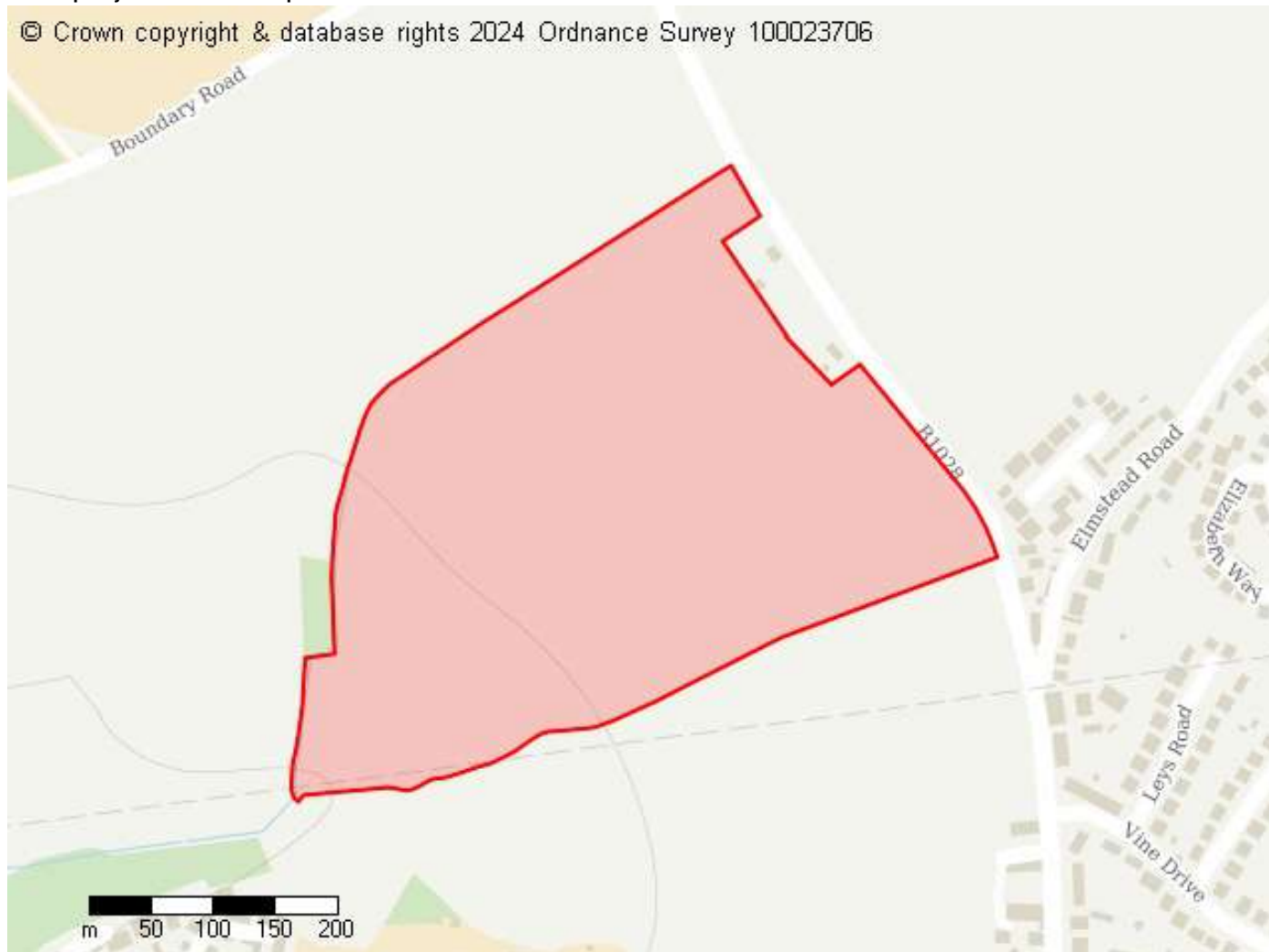
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10757

Please plot your site on the map



Site area (hectares) 15.2011 ha

Site Name Land West of Colchester Road, Wivenhoe

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10758

Please plot your site on the map

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Site area (hectares) 3.1598000000000002 ha

Site Name Land west of The Folley, Layer de la Haye

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10759

Please plot your site on the map

**Site area (hectares)** 0.6865 ha**Site Name** The Furze, Layer de La Haye**Proposed Use/s** 1. Housing, 4. Green Infrastructure**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Amber – Grades 3b (50% or more) or a mix of categories**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Amber – up to two recent lapsed permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10760

Please plot your site on the map



Site area (hectares) 6.110800000000002 ha

Site Name Land south of Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10761

Please plot your site on the map



Site area (hectares) 7.177399999999996 ha

Site Name Land off Bakers Lane, Braiswick

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Amber – less than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

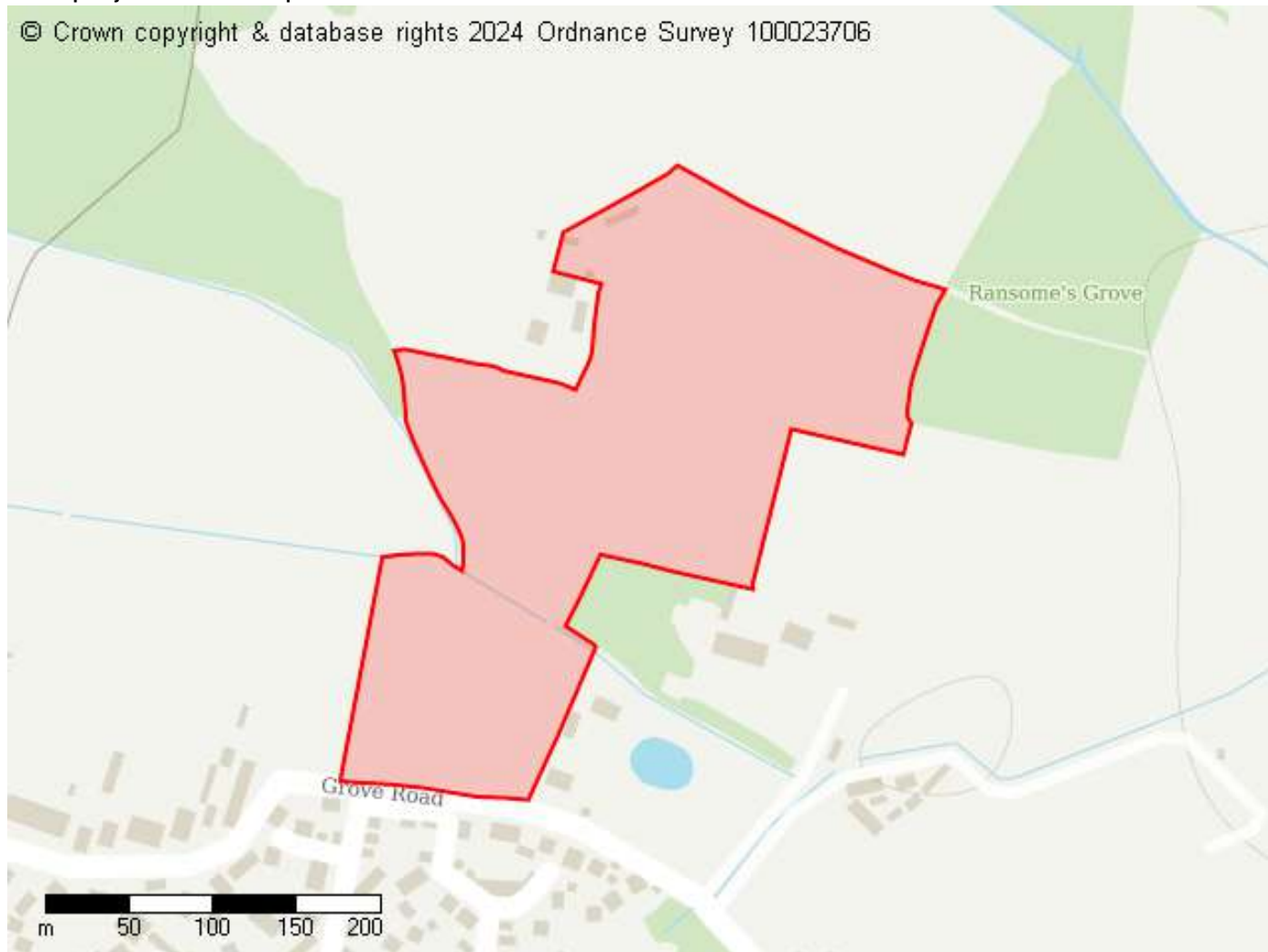
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10762

Please plot your site on the map



Site area (hectares) 6.146899999999996 ha

Site Name Land North Of Grove Road, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Red – significant constraints identified and access is not considered safe and suitable which are likely to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10764

Please plot your site on the map



Site area (hectares) 0.6876999999999998 ha

Site Name Former Aldham Playing Field, Aldham

Proposed Use/s 1. Housing, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10765

Please plot your site on the map



Site area (hectares) 1.2896000000000001 ha

Site Name London Road, Coppford

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10766

Please plot your site on the map



Site area (hectares) 5.085700000000001 ha

Site Name The Willows, Copford

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10767

Please plot your site on the map



Site area (hectares) 6.6104000000000003 ha

Site Name Land North East of Coach Road, Great Horkesley

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10768

Please plot your site on the map



Site area (hectares) 19.0717 ha

Site Name Land South of Armoury Road, West Bergholt, Colchester

Proposed Use/s 1. Housing, 2. Commercial, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Red – significant contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10769

Please plot your site on the map



Site area (hectares) 1.3008999999999999 ha

Site Name Land North of Armoury Road, West Bergholt

Proposed Use/s 1. Housing, 3. Infrastructure, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10777

Please plot your site on the map

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Site area (hectares) 1.4061999999999999 ha

Site Name Queen Street, Short Wyre Street, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

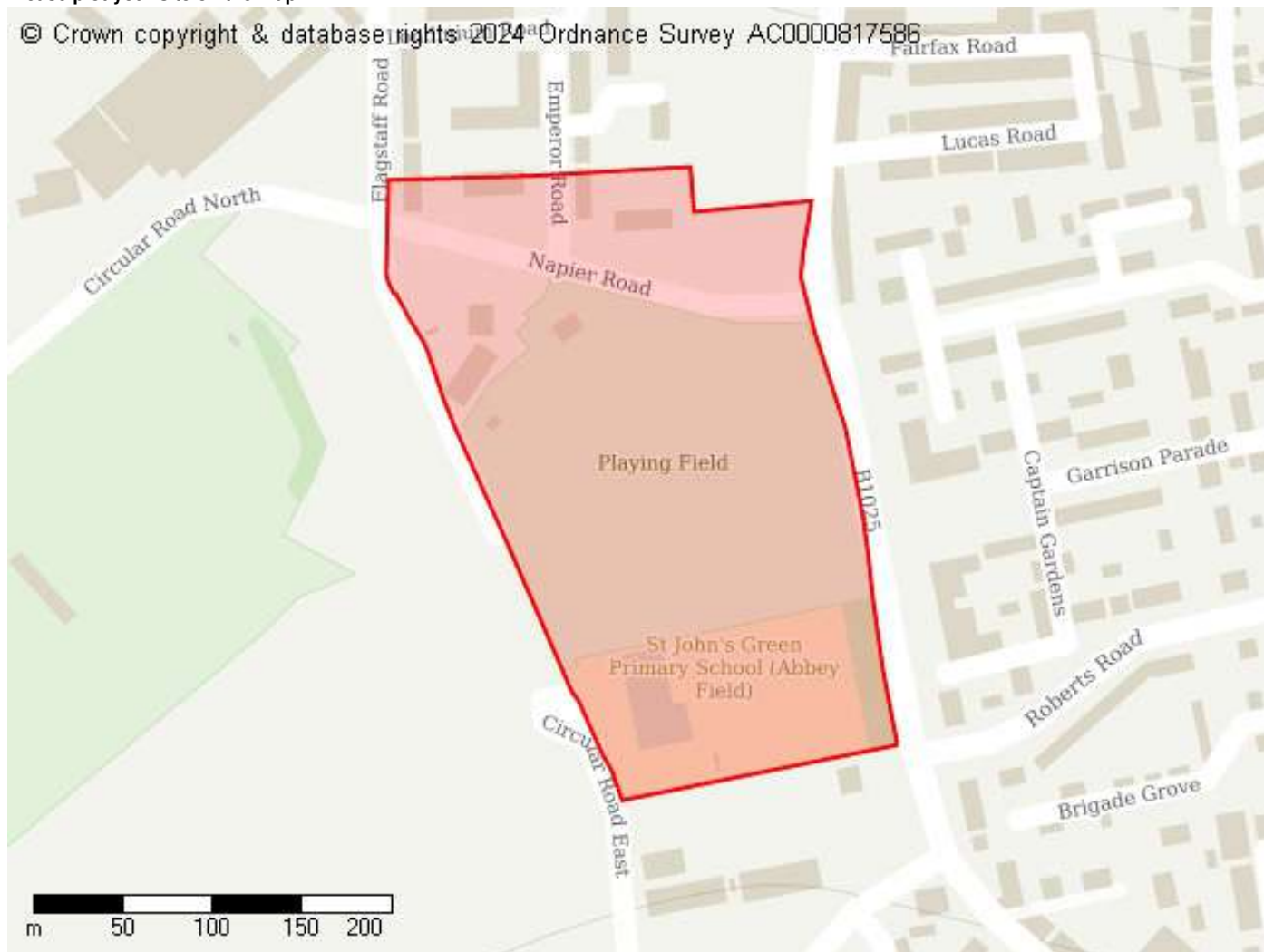
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10778

Please plot your site on the map

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Site area (hectares) 6.5879000000000003 ha

Site Name The Roman Circus Quarter, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10846

Please plot your site on the map

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Site area (hectares) 5.099199999999997 ha

Site Name Land west of North Lane and North of Marks Tey Railway Station, Marks Tey

Proposed Use/s 1. Housing, 2. Commercial, 4. Green Infrastructure

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Red – more than 50% of the site is located within a designation.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Green – yes, there are opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

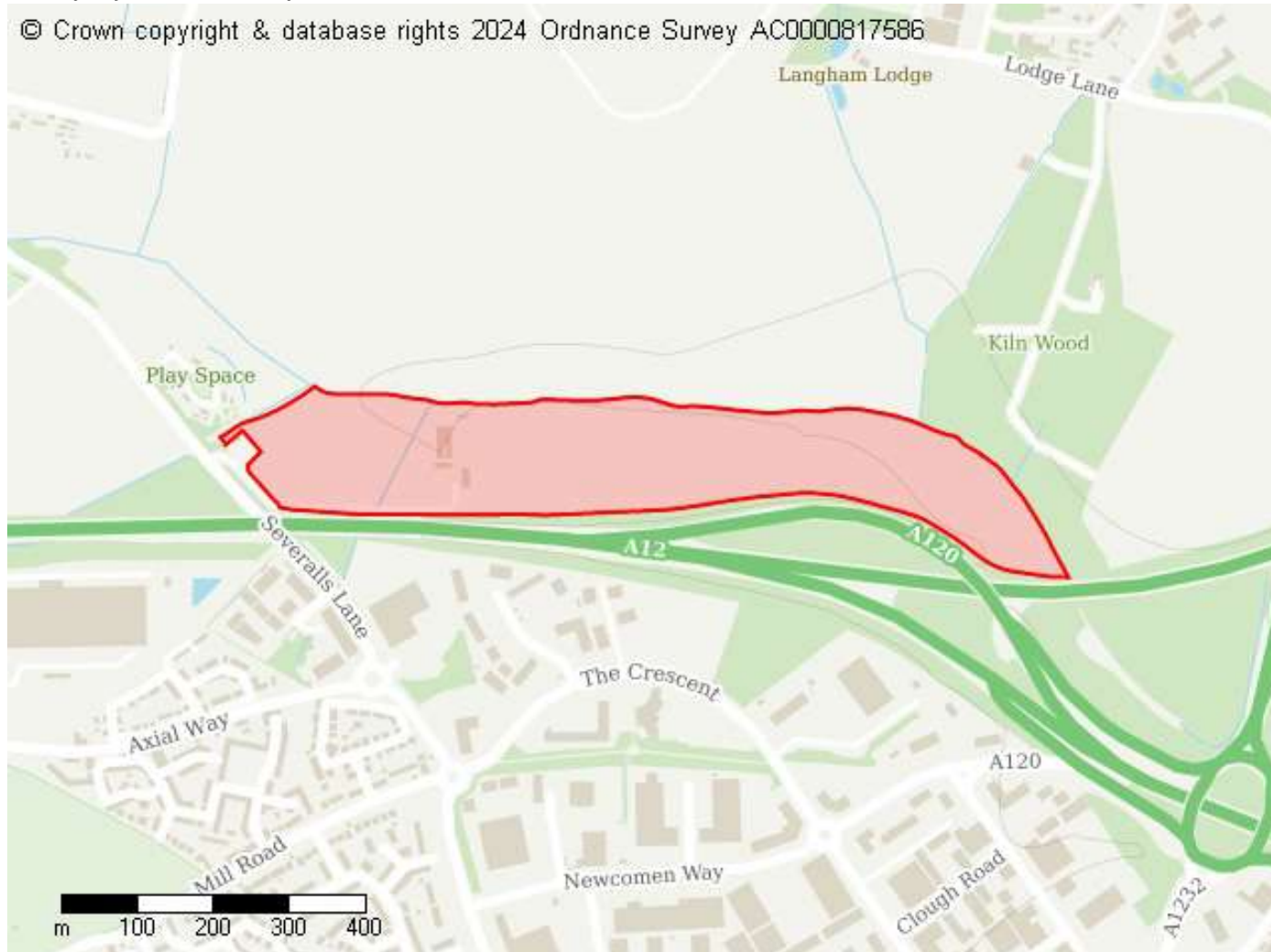
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10927

Please plot your site on the map



Site area (hectares) 13.6904 ha

Site Name Rare Breed Farm, Land North A12, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10928

Please plot your site on the map



Site area (hectares) 1.6158999999999999 ha

Site Name Land adjacent Traveller Site, Severalls Lane, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Red – removed from settlement boundary with significant area separating site from boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10929

Please plot your site on the map



Site area (hectares) 3.4171 ha

Site Name Land West of BP Station, North A12, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

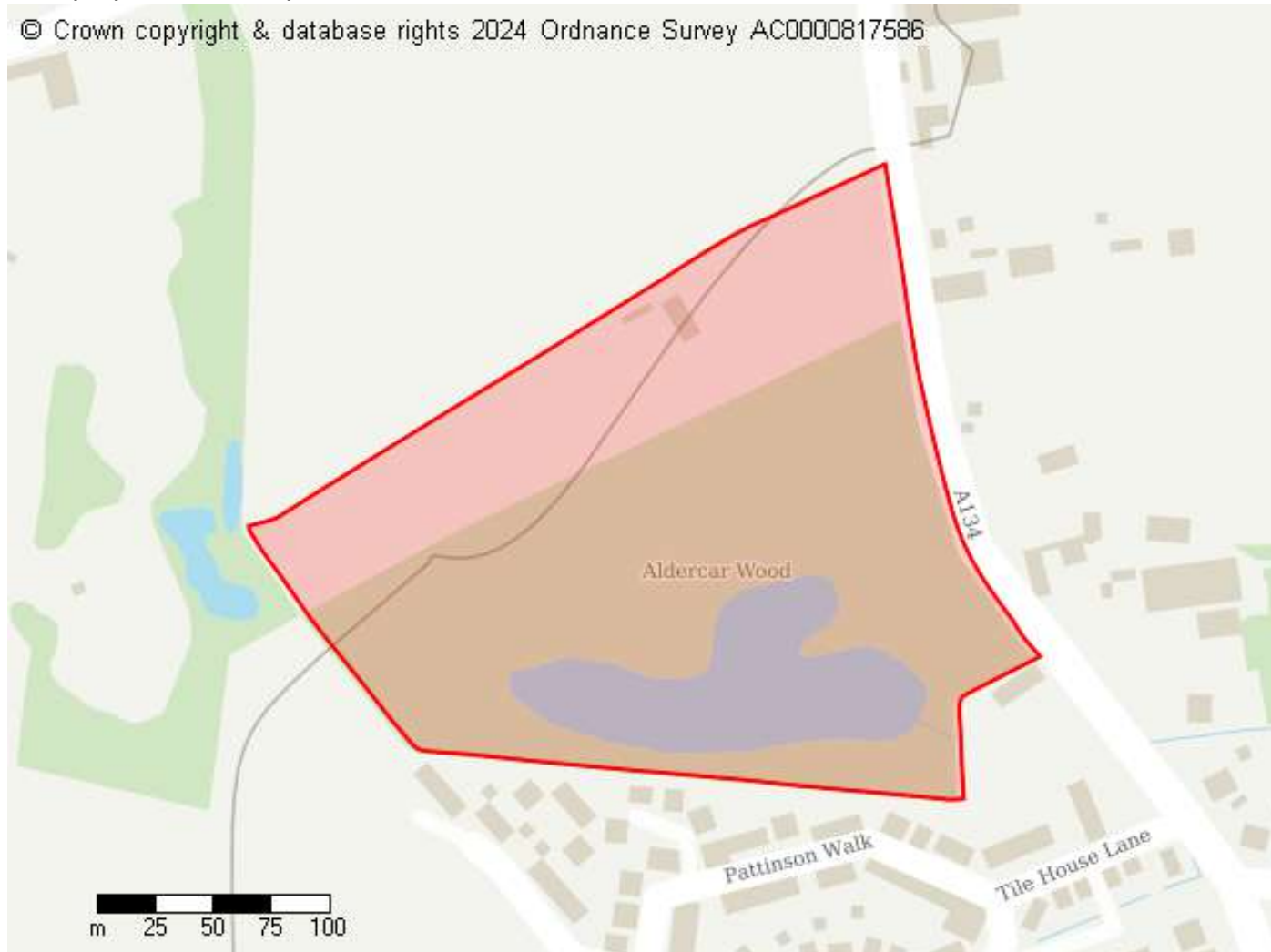
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10934

Please plot your site on the map



Site area (hectares) 5.2774000000000001 ha

Site Name The Causeway, Great Horkesley

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Amber – some issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Amber – less than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

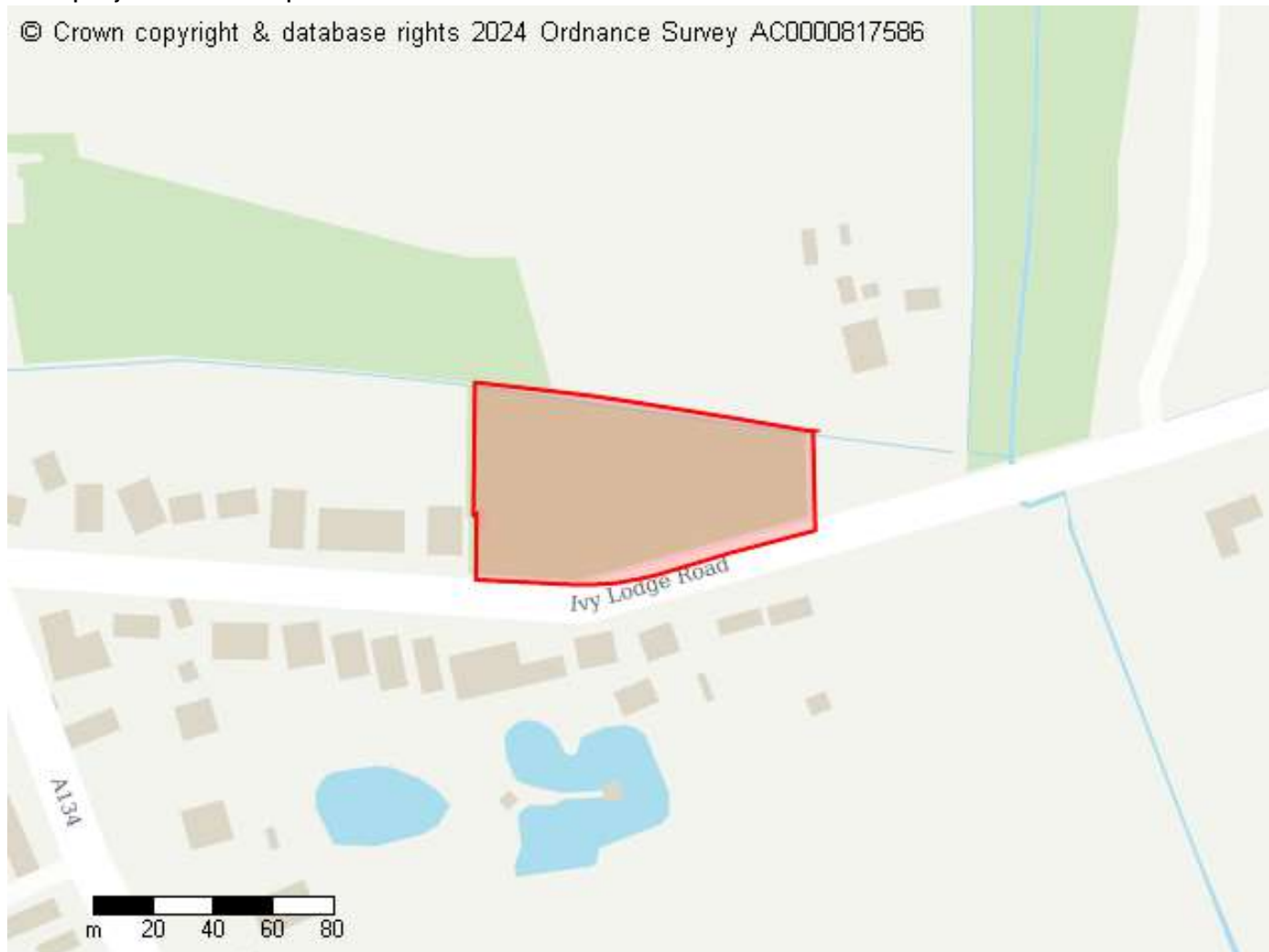
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10935

Please plot your site on the map



Site area (hectares) 0.6137000000000002 ha

Site Name Ivy Lodge Road, Great Horkesley

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Red – significant site specific issues which are likely to affect the site's deliverability

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

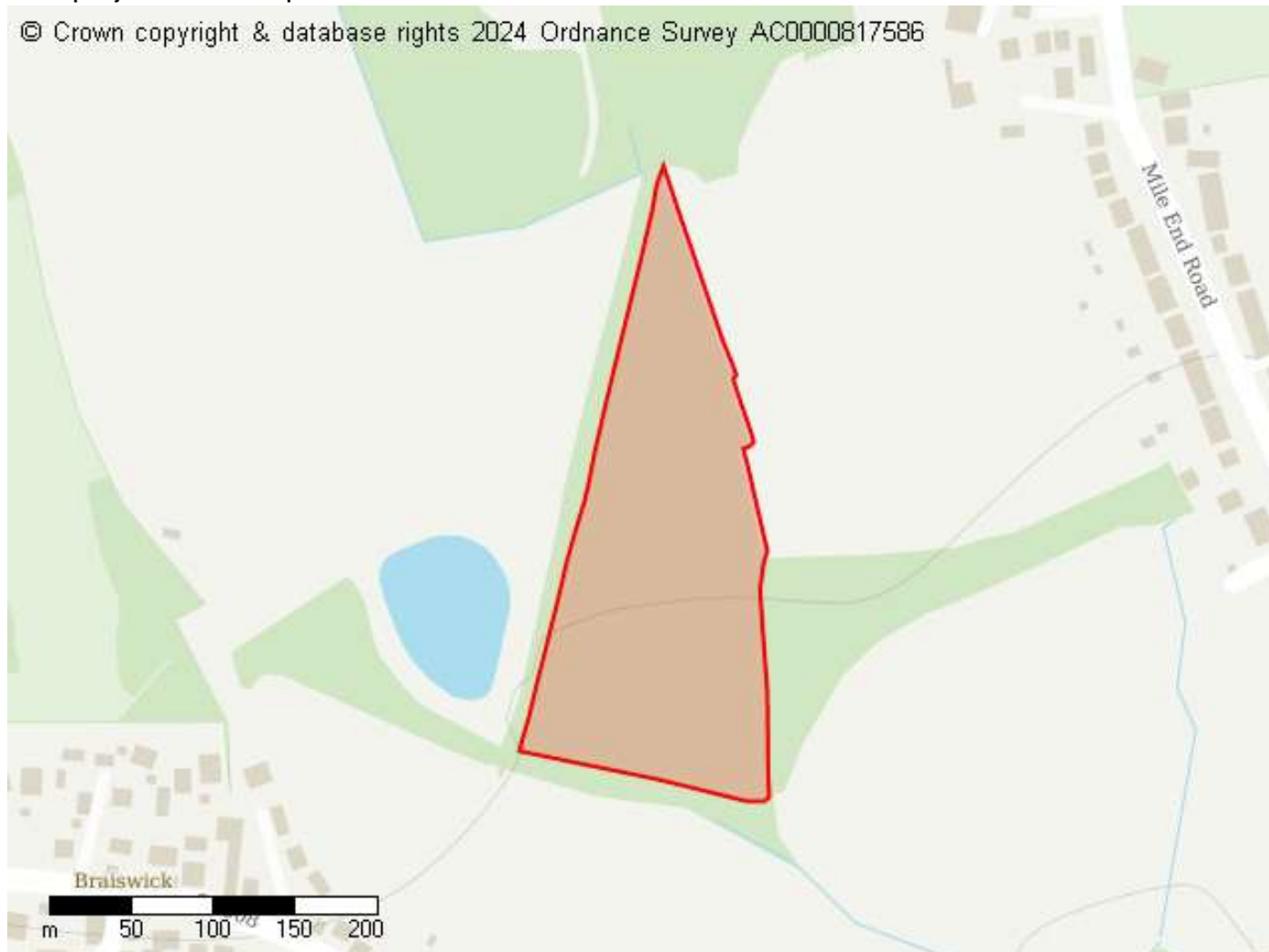
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10941

Please plot your site on the map



Site area (hectares) 3.3734000000000002 ha

Site Name Land off Bergholt Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Amber – the site relies on another piece of land but that land has been put forward for development.

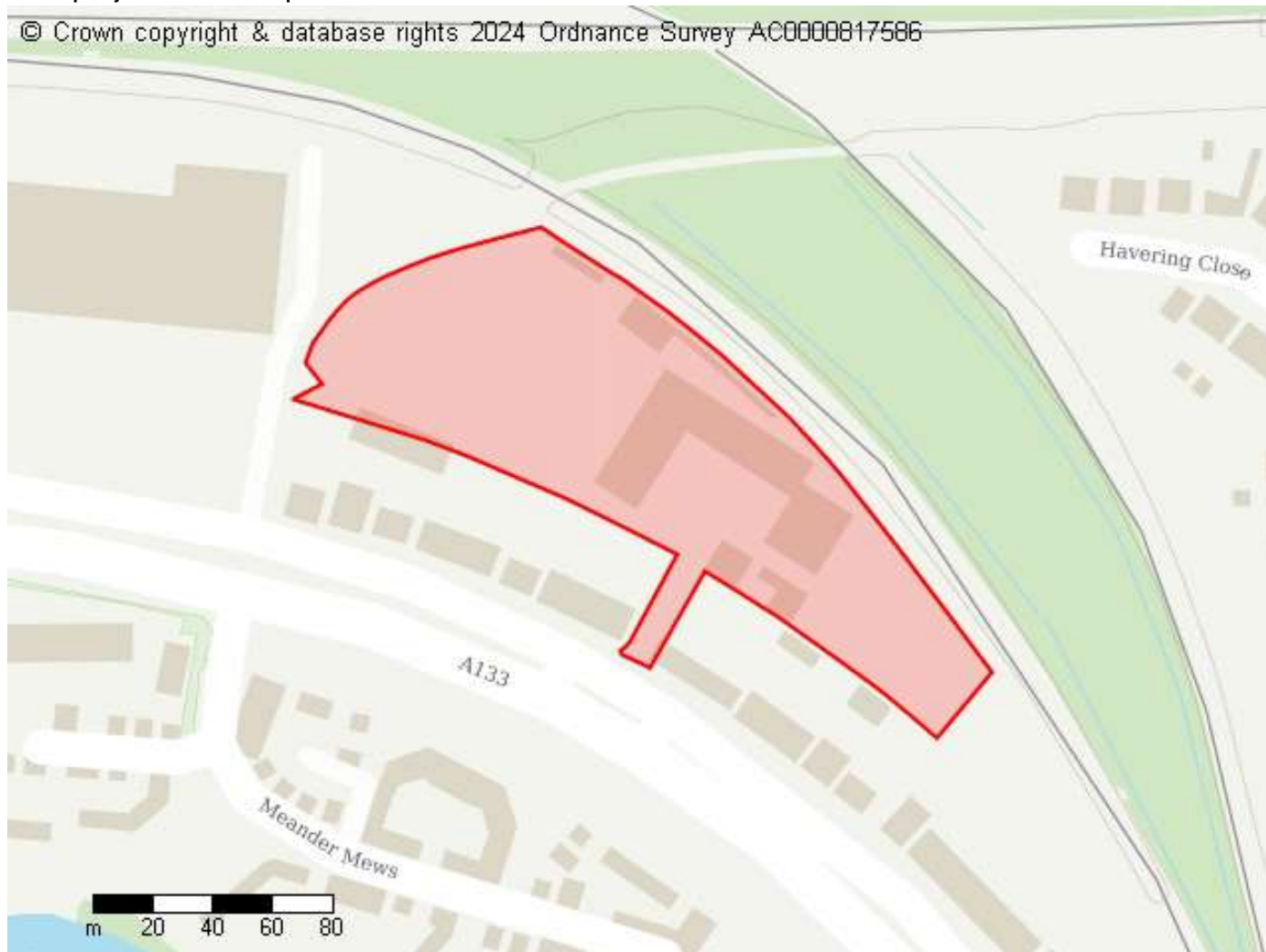
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10946

Please plot your site on the map



Site area (hectares) 1.4744999999999999 ha

Site Name Former BT Site, Cowdray Avenue, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10947

Please plot your site on the map

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Site area (hectares) 0.6177000000000003 ha

Site Name BT Repeater Station, Guildford Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

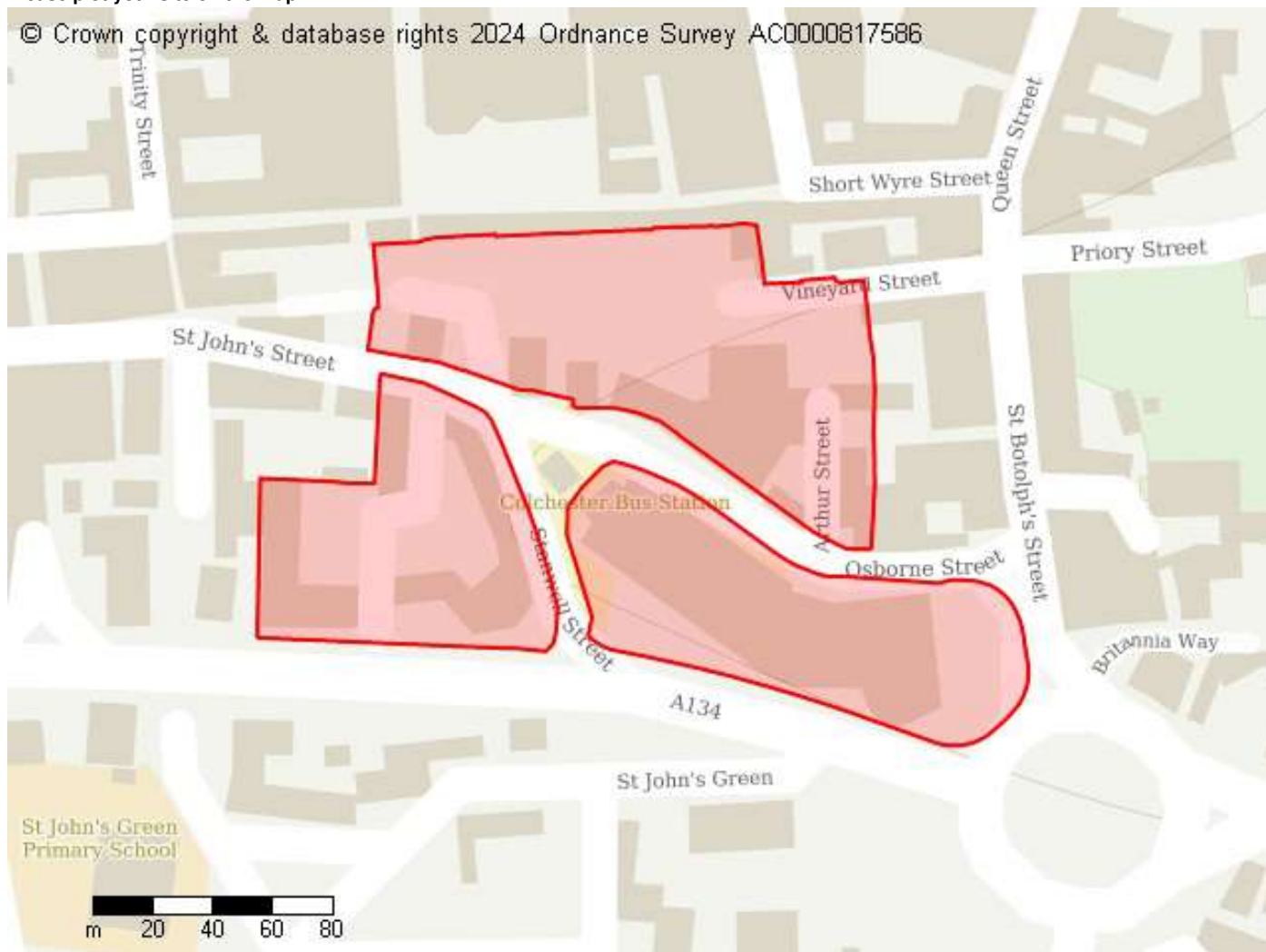
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10950

Please plot your site on the map

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Site area (hectares) 2.4485000000000001 ha

Site Name Osborne Street, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10951

Please plot your site on the map

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**Site area (hectares)** 0.2213 ha**Site Name** St Runwald Car Park, Colchester**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Green – within an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Green – no reasonable constraints and highways access is considered safe and suitable**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Green – brownfield (approx. 75% plus)**What is the agricultural land classification?** Green – Grades 4-5 (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Red – no, there are no opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10952

Please plot your site on the map



Site area (hectares) 3.9418000000000002 ha

Site Name Land off Braiswick

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Green – development is likely viable.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Amber – the site relies on another piece of land but that land has been put forward for development.

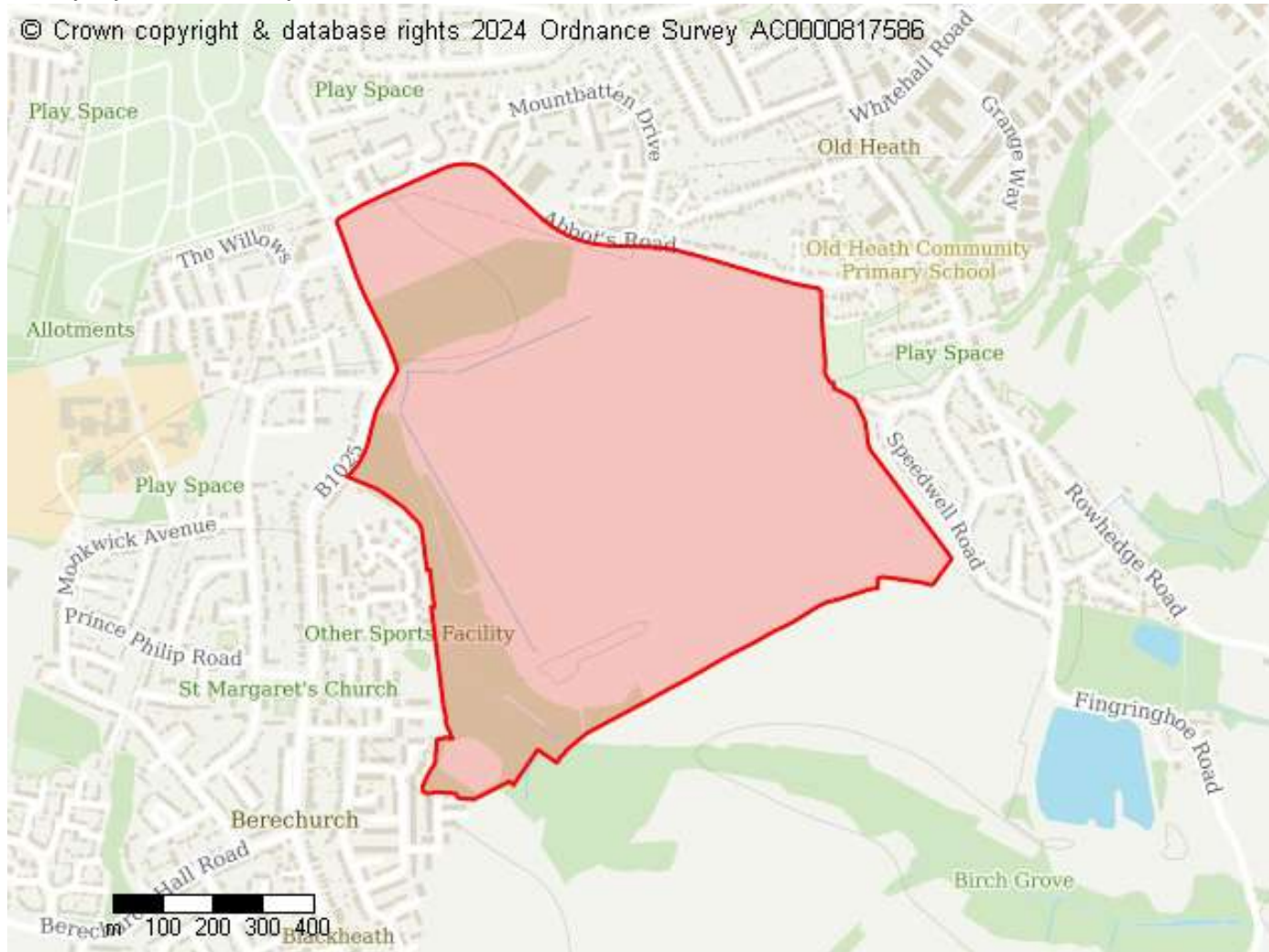
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10953

Please plot your site on the map



Site area (hectares) 84.349000000000004 ha

Site Name Middlewick Ranges

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

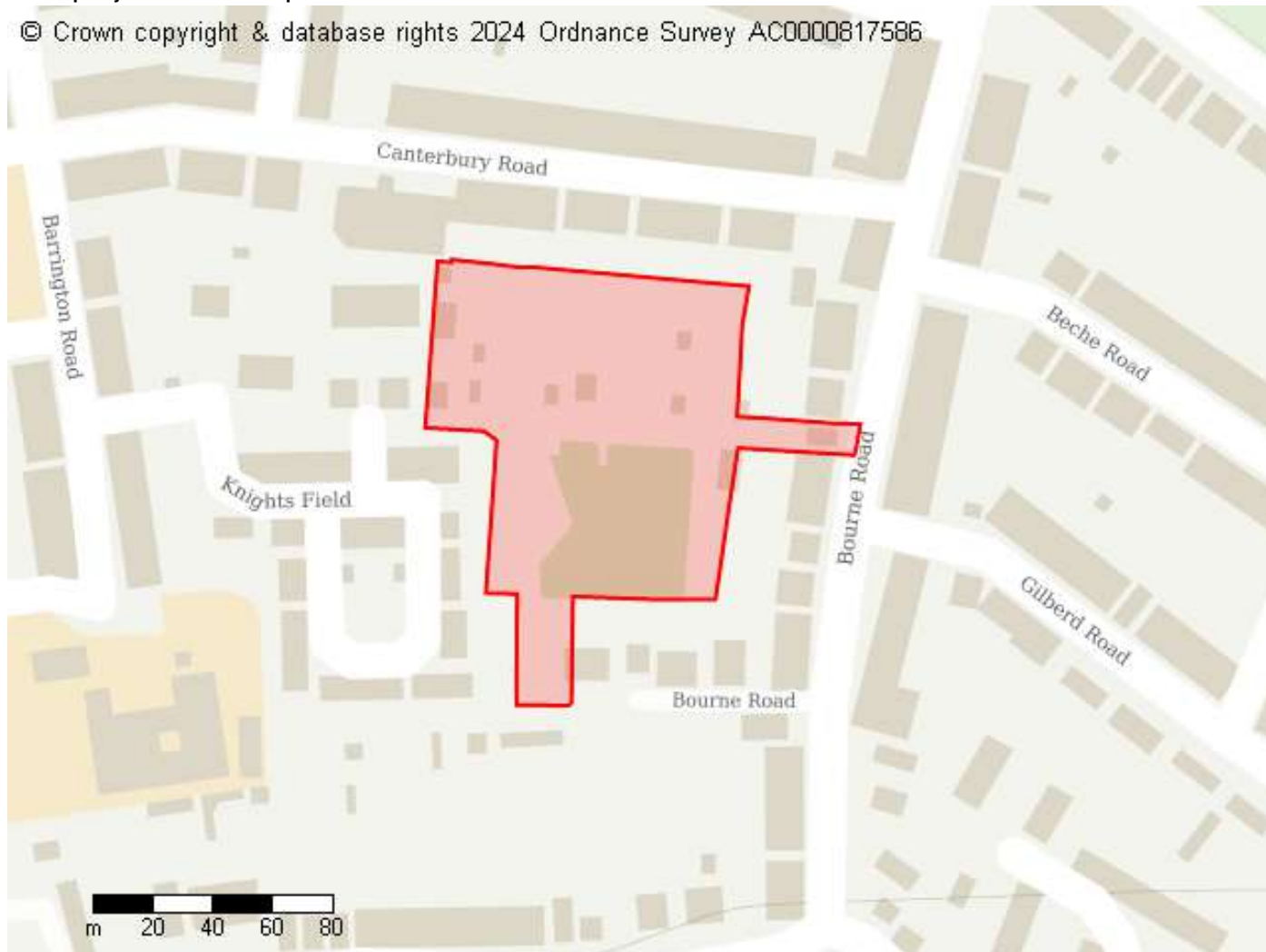
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10954

Please plot your site on the map

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Site area (hectares) 1.0942000000000001 ha

Site Name Bourne Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Amber – part brownfield, part greenfield

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10956

Please plot your site on the map

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**Site area (hectares)** 4.8186 ha**Site Name** Rowhedge Business Park, Rowhedge**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Green – within an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Green – brownfield (approx. 75% plus)**What is the agricultural land classification?** Green – Grades 4-5 (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Green – yes, there are opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10957

Please plot your site on the map



Site area (hectares) 8.7751000000000001 ha

Site Name Highlands Nursey, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PROW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10960

Please plot your site on the map

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Site area (hectares) 2.2884000000000002 ha

Site Name Colchester Road, West Bergholt

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Amber – some contribution which results in a reduction of green space between settlements

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10961

Please plot your site on the map

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Site area (hectares) 0.9594000000000003 ha

Site Name Halstead Road, Eight Ash Green

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Amber – site owned by 2 or more different parties

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10963

Please plot your site on the map

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Site area (hectares) 0.970999999999997 ha

Site Name Chapmans Farm, Nayland Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Amber – up to two recent lapsed permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Amber – the site relies on another piece of land but that land has been put forward for development.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10968

Please plot your site on the map



Site area (hectares) 4.7439 ha

Site Name Stanway Western Bypass, Colchester

Proposed Use/s

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Red – more than 50% of the site is located within a designation.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Red – development would result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10969

Please plot your site on the map



Site area (hectares) 1.2512000000000001 ha

Site Name The Crescent, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Red – three or more unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10970

Please plot your site on the map



Site area (hectares) 1.5085999999999999 ha

Site Name Olivers Lane, Kingsford Cross Road, Colchester

Proposed Use/s

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

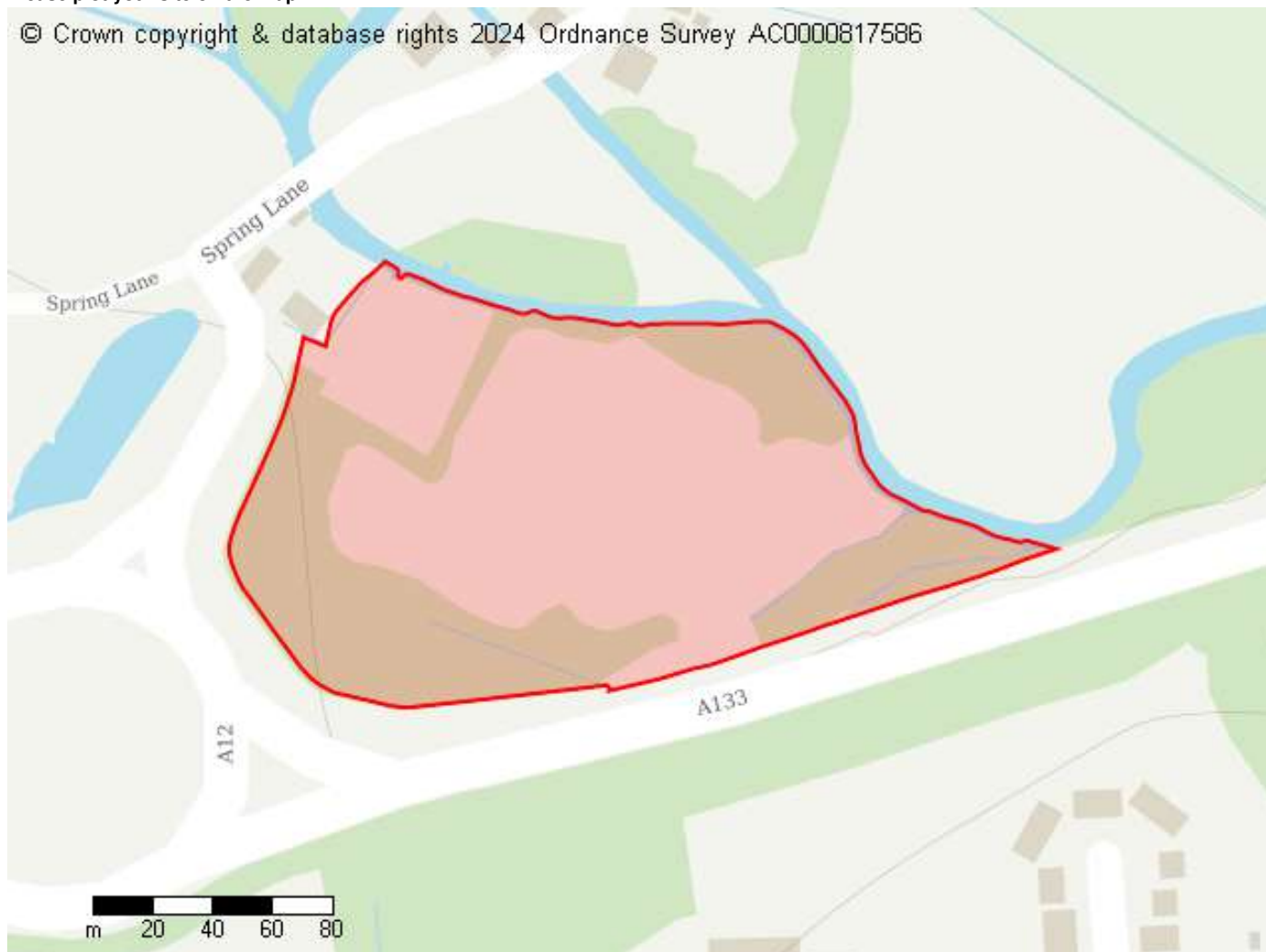
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10972

Please plot your site on the map

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Site area (hectares) 2.5028000000000001 ha

Site Name Spring Lane, Colchester

Proposed Use/s**Is the site within or adjacent to the existing settlement boundary?** Amber – adjacent to or within close proximity an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Amber – part brownfield, part greenfield**What is the agricultural land classification?** Amber – Grades 3b (50% or more) or a mix of categories**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Red – Site is predominately within Flood Zone 2 or 3**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10973

Please plot your site on the map

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Site area (hectares) 0.7157999999999999 ha

Site Name White Industrial Estate, Whitehall Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Amber – some site specific issues which could be addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10975

Please plot your site on the map



Site area (hectares) 0.9809999999999998 ha

Site Name Former Fieldgate Site, Haven Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Amber – development would result in partial loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10976

Please plot your site on the map

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Site area (hectares) 1.0101 ha

Site Name Britannia Car Park, St Botolphs Circus, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

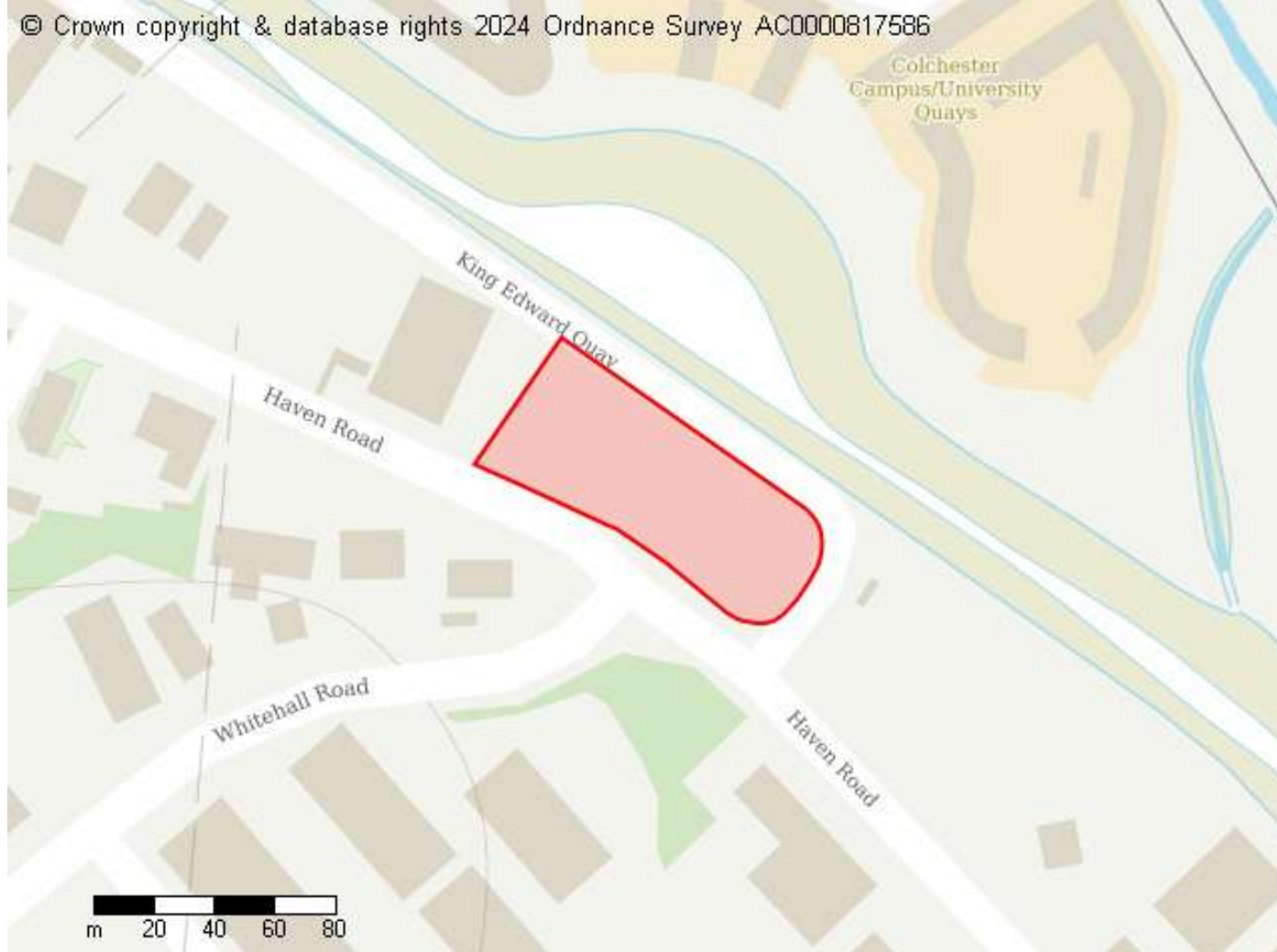
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10977

Please plot your site on the map



Site area (hectares) 0.4863000000000001 ha

Site Name Fomer Coldoc Site, Haven Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10978

Please plot your site on the map



Site area (hectares) 2.6943999999999999 ha

Site Name Hythe Scrapyard Site, Haven Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

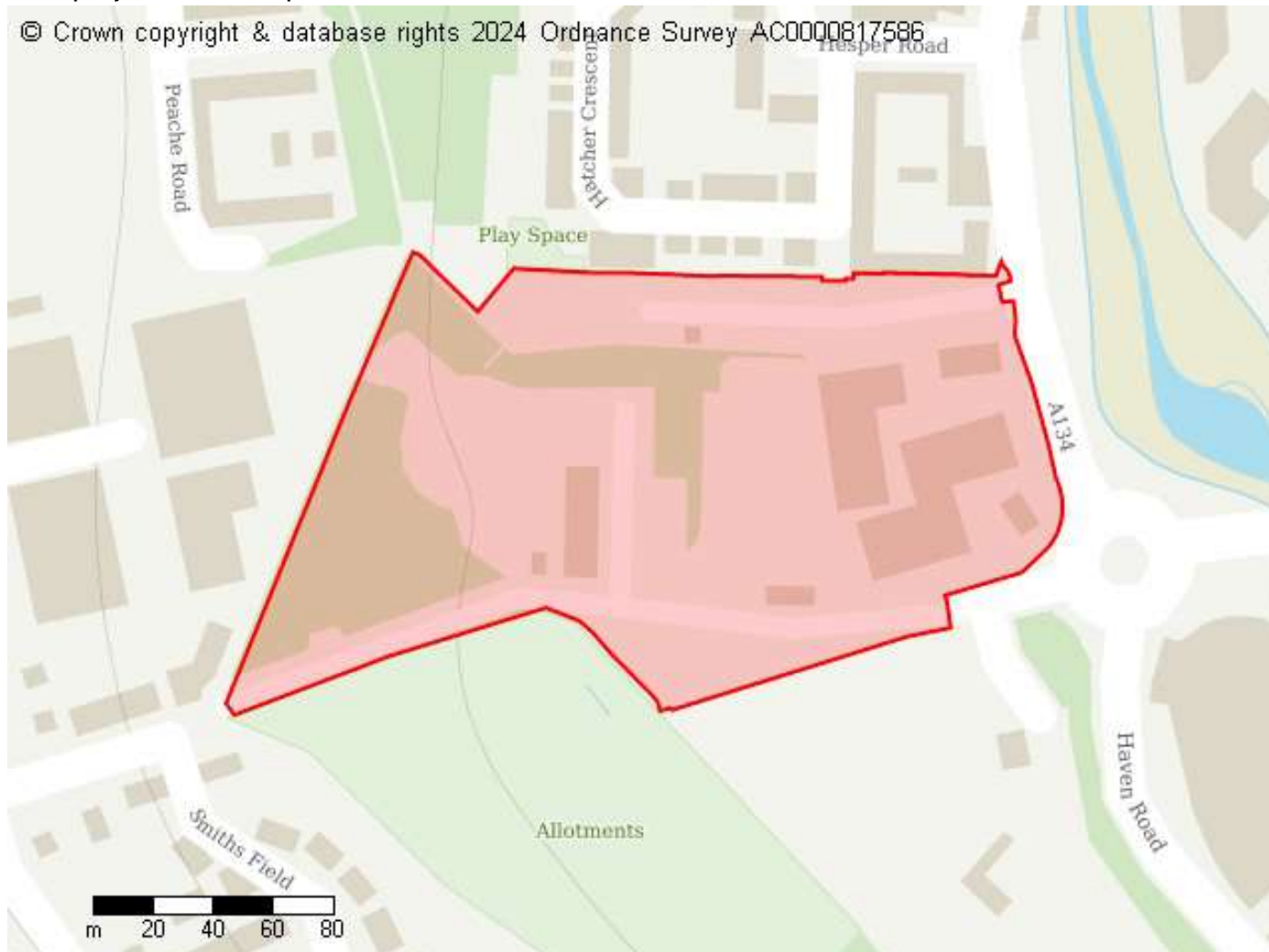
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10979

Please plot your site on the map

**Site area (hectares)** 2.9737 ha**Site Name** Gas Work Site, Haven Road, Colchester**Proposed Use/s** 1. Housing, 2. Commercial**Is the site within or adjacent to the existing settlement boundary?** Green – within an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Green – no reasonable constraints and highways access is considered safe and suitable**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Amber – some site specific issues which could be addressed**Is the site brownfield or greenfield?** Green – brownfield (approx. 75% plus)**What is the agricultural land classification?** Green – Grades 4-5 (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Amber – development would result in partial loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Amber – site is partially located in Flood Zone 1 with some areas of the site within or adjacent to Flood Zone 2 or 3**Is the site within a Critical Drainage Area?** Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10980

Please plot your site on the map



Site area (hectares) 0.5091 ha

Site Name Land West of Hawkins Road, Haven Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

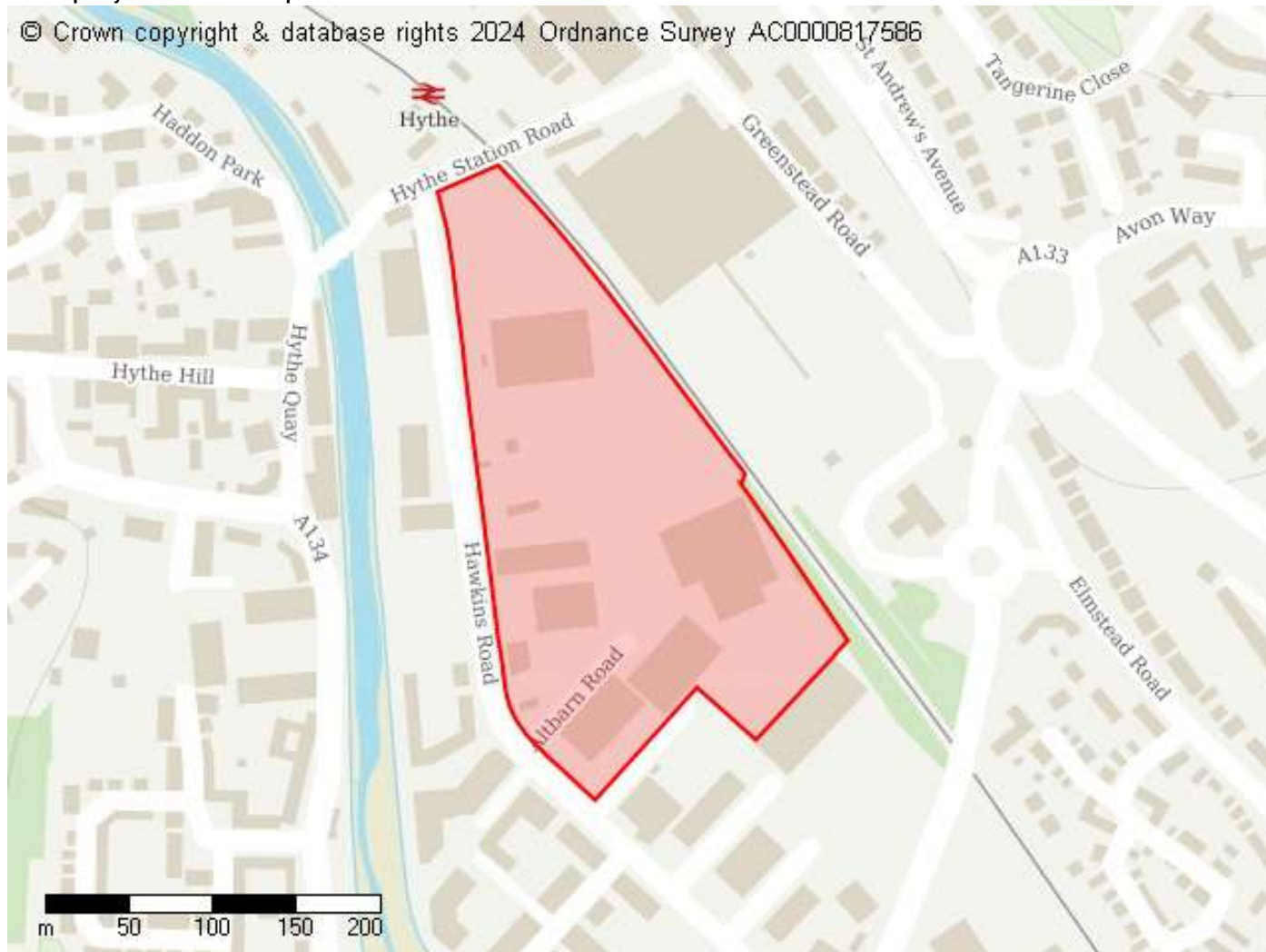
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10981

Please plot your site on the map

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**Site area (hectares)** 4.6227 ha**Site Name** Land East of Hawkins Road, Haven Road, Colchester**Proposed Use/s** 1. Housing, 2. Commercial**Is the site within or adjacent to the existing settlement boundary?** Green – within an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Green – no reasonable constraints and highways access is considered safe and suitable**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Green – brownfield (approx. 75% plus)**What is the agricultural land classification?** Green – Grades 4-5 (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Amber – there is a possibility development would result in some neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Red – no, there are no opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Amber – there is a possibility of harm arising from new development.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Red – Site is predominately within Flood Zone 2 or 3**Is the site within a Critical Drainage Area?** Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10982

Please plot your site on the map

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Site area (hectares) 0.9207999999999995 ha

Site Name Coal Yard Site, Hythe Station Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10984

Please plot your site on the map



Site area (hectares) 0.9083 ha

Site Name Euro Pit and Magdalen Garage, Magdalen Street

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10985

Please plot your site on the map



Site area (hectares) 0.7622999999999998 ha

Site Name 83-102 Magdalen Street, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

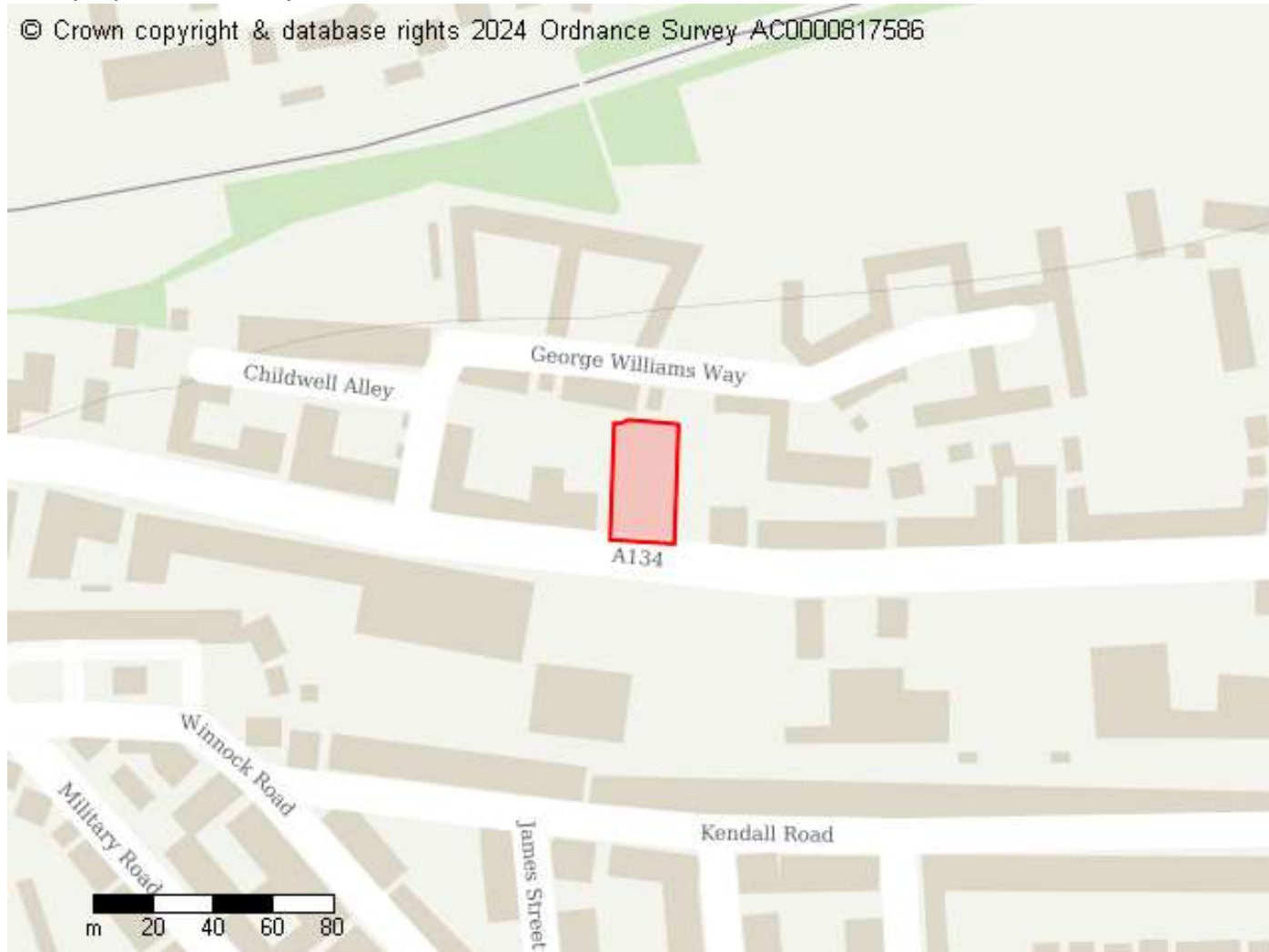
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10986

Please plot your site on the map



Site area (hectares) 0.085500000000000007 ha

Site Name 146 Magdalen Street, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Amber – up to two recent lapsed permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10987

Please plot your site on the map

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Site area (hectares) 0.36890000000000001 ha

Site Name Ford Car Showroom, Magdalen Street, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

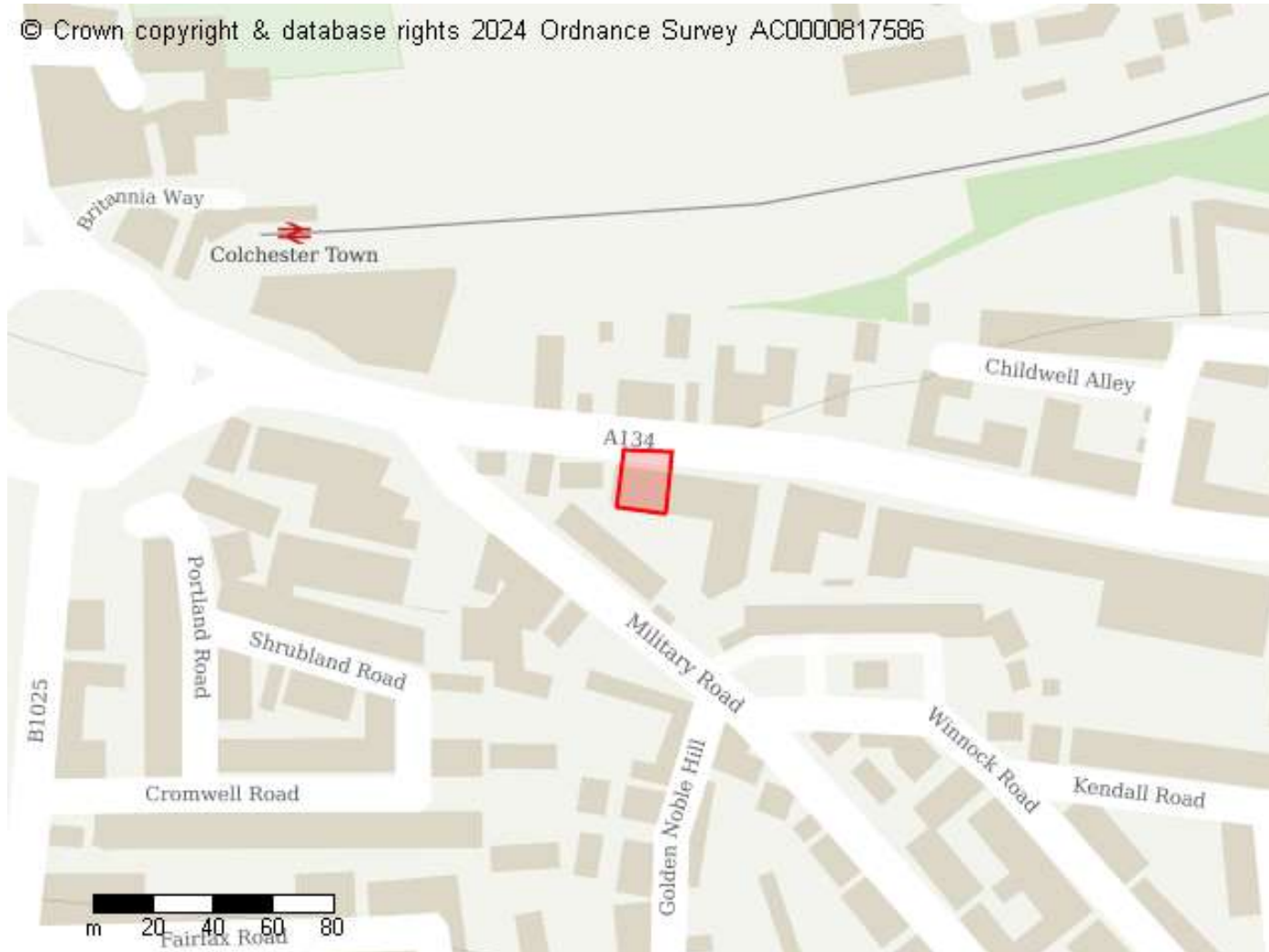
Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10988

Please plot your site on the map



Site area (hectares) 0.03259999999999997 ha

Site Name Robertson Van Hire, Magdalen Street, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

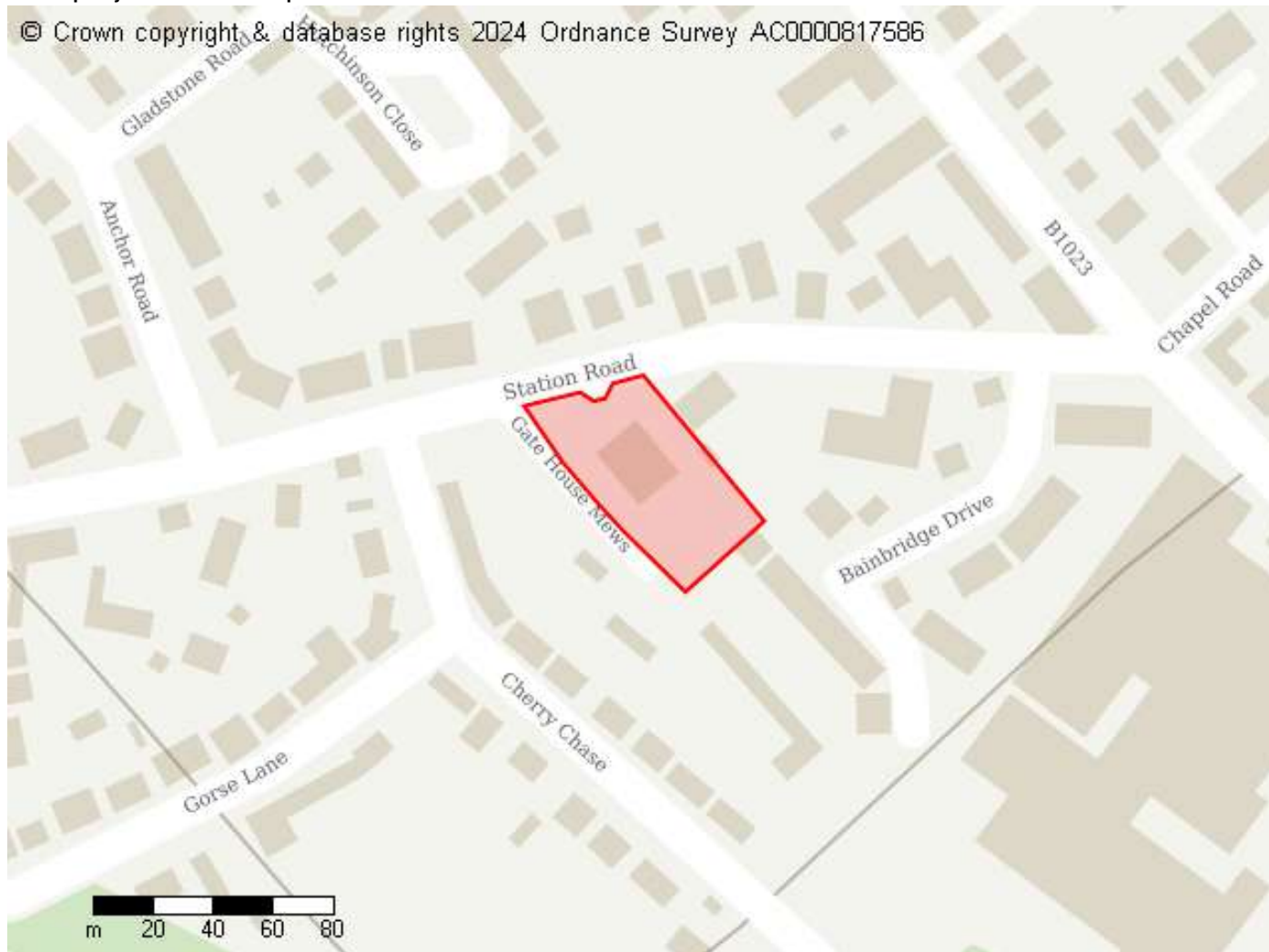
Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10991

Please plot your site on the map

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Site area (hectares) 0.2718999999999998 ha

Site Name Former Telephone Exchange, Station Road, Tiptree

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10994

Please plot your site on the map

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Site area (hectares) 1.3240000000000001 ha

Site Name King Edward Quay Industrial Park, Haven Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Amber – there is a possibility development would result in some neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10995

Please plot your site on the map

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**Site area (hectares)** 1.3272999999999999 ha**Site Name** Colchester Road, West Bergholt**Proposed Use/s** 1. Housing**Is the site within or adjacent to the existing settlement boundary?** Green – within an existing settlement boundary**Would development of the site lead to coalescence between settlements?** Green – no contribution to coalescence**What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?** Amber – some constraints identified but not significant enough to affect the site's deliverability**Is there any evidence that it would not be possible to deliver the necessary utilities?** Green – no known issues with utility provision**Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover** Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed**Is the site brownfield or greenfield?** Red – greenfield (approx. 75% plus)**What is the agricultural land classification?** Red – Grades 1, 2 and/or 3a (50% or more)**Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?** Green – there are no neighbouring use issues**Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR** Green – site is not located within any designations listed.**Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt** Green – site is not located within any designations listed.**Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?** Amber – possibility of opportunities to enhance or create green infrastructure.**Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets** Green – no potential harm.**Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?** Green – development would not result in the loss of public open space, public right of way or a bridleway.**What flood zone is the site located in?** Green – Site is wholly located in Flood Zone 1**Is the site within a Critical Drainage Area?** Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10996

Please plot your site on the map

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Site area (hectares) 0.46729999999999999 ha

Site Name Former Lookers Garage, 74 TO 78 Military Road, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Amber – there is a possibility of harm arising from new development.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Red – site is wholly located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Amber – site is occupied/in use but its current use does not require relocation.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 10997

Please plot your site on the map

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Site area (hectares) 0.6815999999999998 ha

Site Name Former Coldoc Site 2, Haven Road, Colchester

Proposed Use/s 1. Housing, 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Green – brownfield (approx. 75% plus)

What is the agricultural land classification? Green – Grades 4-5 (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Red – Site is predominately within Flood Zone 2 or 3

Is the site within a Critical Drainage Area? Amber – site is partially within or adjacent to a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Red – ownership not known or complex ownership - not all intentions known.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 11006

Please plot your site on the map



Site area (hectares) 0.4772000000000001 ha

Site Name Land south Cycle Racing Facility, A12, Colchester

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Green – no reasonable constraints and highways access is considered safe and suitable

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Red – no, there are no opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 11007

Please plot your site on the map



Site area (hectares) 1.4690000000000001 ha

Site Name Land East of P&R, A12, Colchester

Proposed Use/s 2. Commercial

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Red – site is occupied/in use and there are likely to be significant delays to relocating its current use.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Red – the site is protected for an alternative use and there is no evidence to suggest that the site should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 11008

Please plot your site on the map



Site area (hectares) 6.7675000000000001 ha

Site Name Land West Severalls Lane, A12, Colchester

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Amber – adjacent to or within close proximity an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Red – Grades 1, 2 and/or 3a (50% or more)

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Red – Site has never been submitted for development.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Amber – the site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

ID 11113

Please plot your site on the map



Site area (hectares) 1.7090000000000001 ha

Site Name Swan Grove, Chappel

Proposed Use/s 1. Housing

Is the site within or adjacent to the existing settlement boundary? Green – within an existing settlement boundary

Would development of the site lead to coalescence between settlements? Green – no contribution to coalescence

What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints? Amber – some constraints identified but not significant enough to affect the site's deliverability

Is there any evidence that it would not be possible to deliver the necessary utilities? Green – no known issues with utility provision

Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed

Is the site brownfield or greenfield? Red – greenfield (approx. 75% plus)

What is the agricultural land classification? Amber – Grades 3b (50% or more) or a mix of categories

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas? Green – there are no neighbouring use issues

Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR Green – site is not located within any designations listed.

Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt Green – site is not located within any designations listed.

Could development of the site enhance or create green infrastructure e.g. Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments? Amber – possibility of opportunities to enhance or create green infrastructure.

Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets Green – no potential harm.

Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway? Green – development would not result in the loss of public open space, public right of way or a bridleway.

What flood zone is the site located in? Green – Site is wholly located in Flood Zone 1

Is the site within a Critical Drainage Area? Green – site is not located within a Critical Drainage Area

Has the site been submitted for development through the Call for Sites for the Local Plan Review? Amber – No, but it was submitted in previous Local Plan or Neighbourhood Plan by a site owner or developer or it was submitted through the Call for Sites for the Local Plan Review but not by the land owner or a developer.

What is the site ownership situation? Green – Single ownership.

Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development? Amber – unsure/don't know.

Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward? Green – site is vacant or its current use can cease at short notice.

Does the site have a history of unimplemented permissions? Green – No unimplemented permissions.

Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable. Amber – development is marginal.

Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development? Green – the site does not rely on another piece of land.

Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area? Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area

Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan? Green – the site is not protected for any alternative use.

Is the site contaminated or partially contaminated? Amber – there is possibility of contamination, but it can be remediated without affecting development viability.

Appendix B – Green Infrastructure Assessments

1. Middlewick Ranges, Birch Brook Wood and Weir Lane Grasslands

These separate but adjacent sites have been assessed as one as many people put them forward together as part of the call for sites and the green network and waterways engagement and stressed the importance of the connection between the sites. Maps of all sites are set out below. The table that follows includes the factors from the Natural England process journey.

Middlewick Ranges

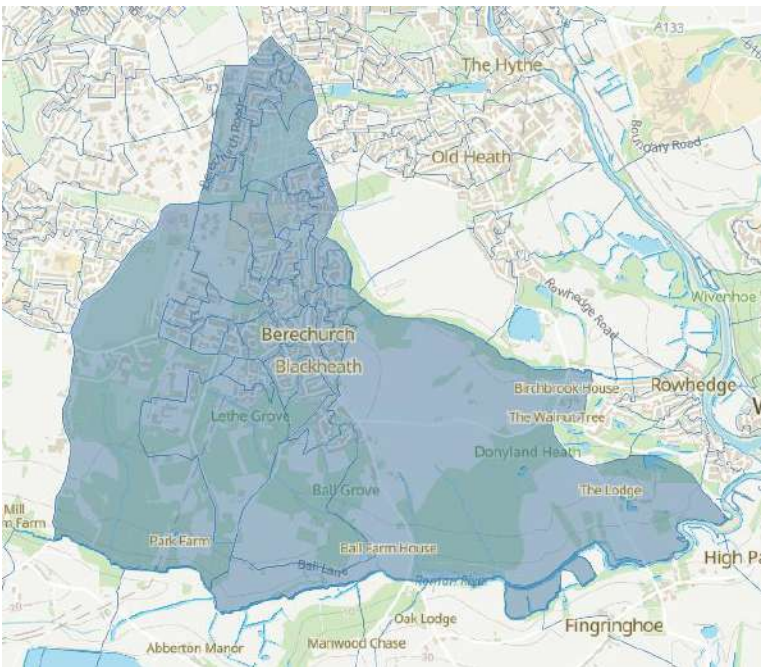


Birch Brook Wood

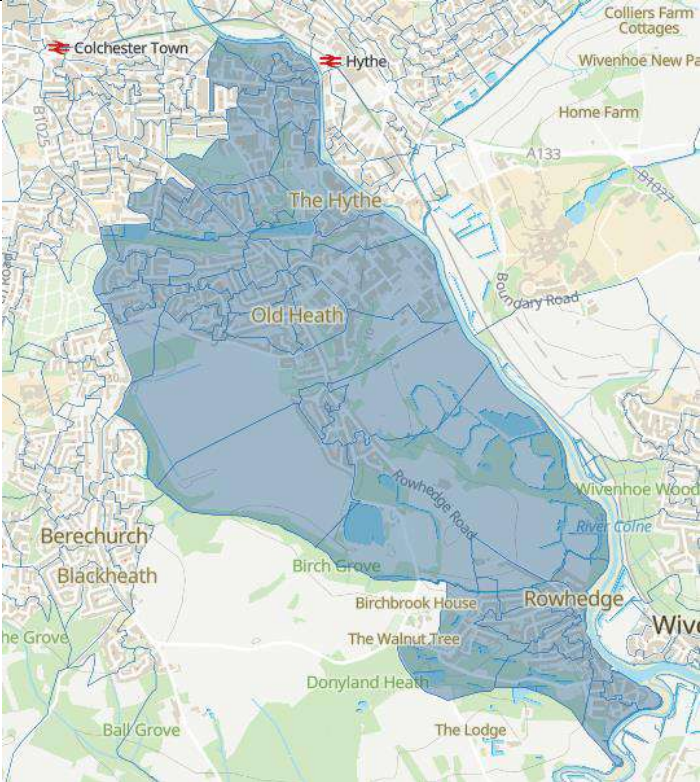



Weir Lane Grasslands



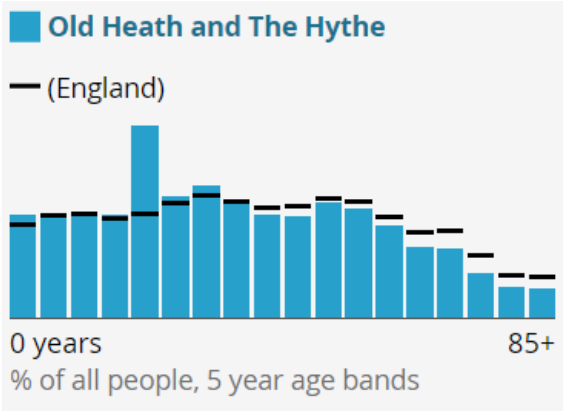
Criteria	Assessment comment
Type of green space proposed	nature reserve and country park
Current use of site	Greenfield (Middlewick is an MOD site)
Location (Wards) ¹	<p>Berechurch ward</p>  <p>Old Heath and Hythe ward</p>

¹ The [Census data](#) in the table is from the Old Heath and Hythe ward and Berechurch ward.

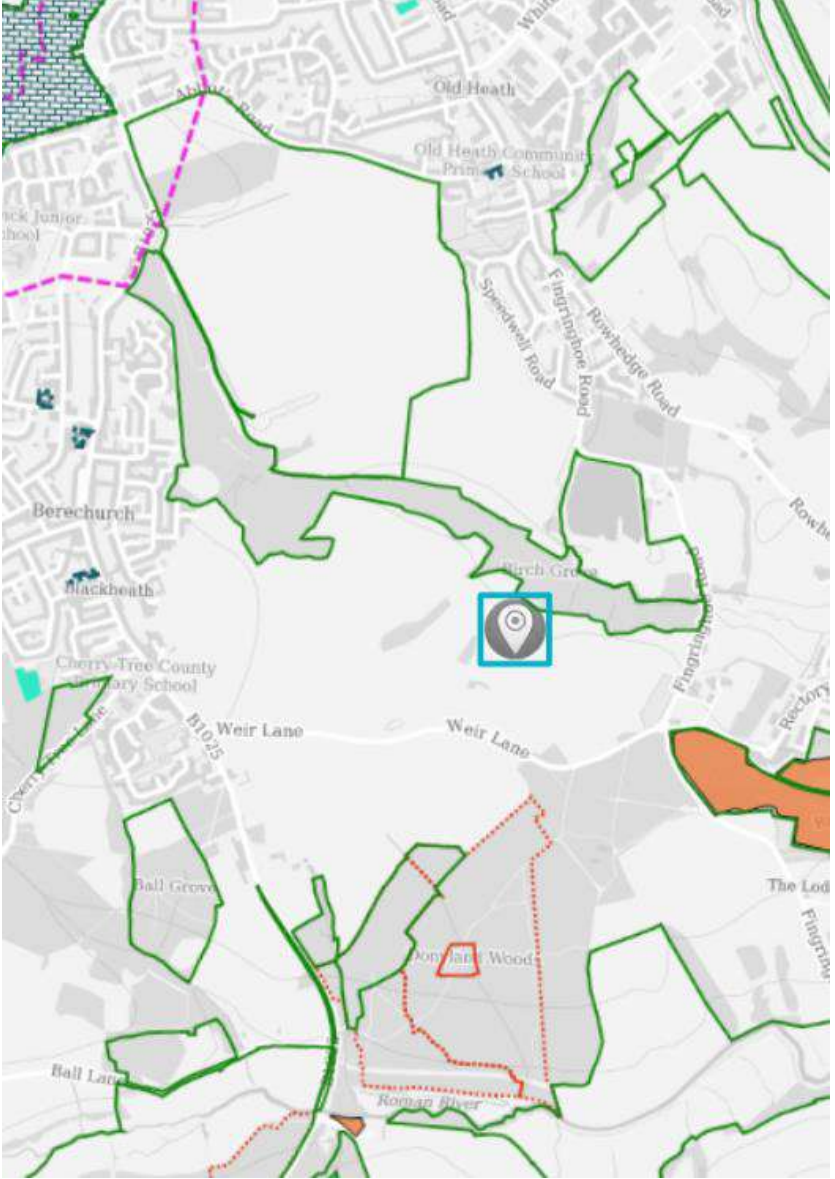
Criteria	Assessment comment
	
Population (Census 2021)	<p>Berechurch – 11,200 Old Heath and Hythe – 12,800</p> <p>Total of 24,000 people living close to these sites, which represents 12% of the population of the Colchester district².</p>
Households (Census 2021)	<p>Berechurch – 4,500 Old Heath and Hythe – 5,400</p> <p>Total of 9,900 households, which represents 12% of the households in the Colchester district³.</p>
age profile (Census 2021)	<p>Berechurch</p>  <p>Age profile</p> <p>■ Berechurch — (England)</p> <p>0 years 85+</p> <p>% of all people, 5 year age bands</p>

² 192,700 population (Census 2021)

³ 79,700 households (Census 2021)


Criteria	Assessment comment
	<p>Old Heath and Hythe –</p>  <p>0 years 85+ % of all people, 5 year age bands</p> <p>The age profile varies between these wards, with a fairly even representation in Berechurch and a high proportion of 20-24 years living in Old Heath and The Hythe, likely due to student accommodation in the Hythe area.</p>
Health (Census 2021)	<p>Berechurch - Very good health 46.7% (Colchester 49.2%, England 48.5%) Bad health 4.1% (Colchester 3.3%, England 4.0%) Very bad health 1.3% (Colchester 0.9%, England 1.2%)</p> <p>Old Heath and Hythe – Very good health 46.8% (Colchester 49.2%, England 48.5%) Bad health 3.5% (Colchester 3.3%, England 4.0%) Very bad health 1.0% (Colchester 0.9%, England 1.2%)</p> <p>Both wards have a lower percentage of people in very good health than the figures for Colchester and England and a higher percentage of people with bad health and very bad health.</p>
Ethnicity (Census 2021) (brackets show England percentage)	<p>Berechurch - White 87.9% (81.0%), Asian, Asian British or Asian Welsh 3.4% (9.6%), Black, Black British, Black Welsh, Caribbean or African 4.5% (4.2%), Mixed or Multiple ethnic groups 2.8% (3.0%), Other ethnic group 1.3% (2.2%)</p> <p>Old Heath and Hythe - White 84.9% (81.0%), Asian, Asian British or Asian Welsh 4.7% (9.6%), Black, Black British, Black Welsh, Caribbean or African 5.6% (4.2%), Mixed or Multiple ethnic groups 3.3% (3.0%), Other ethnic group 1.5% (2.2%)</p> <p>Both wards have a higher percentage of people with white ethnicity than the figure for England.</p>
Deprivation (Census 2021)	<p>Berechurch - Household is not deprived in any dimension 43.6% (Colchester 51.4%, England 48.4%)</p> <p>Old Heath and Hythe - Household is not deprived in any dimension 46.3% (Colchester 51.4%, England 48.4%)</p>

Criteria	Assessment comment
	Both wards have a lower percentage of households that are not deprived in any dimension than the percentage for Colchester and England.
Car ownership (Census 2021)	<p>Berechurch - No cars or vans in household 17.7% (Colchester 18.2%, England 23.5%)</p> <p>Old Heath and Hythe - No cars or vans in household 23.0% (Colchester 18.2%, England 23.5%)</p> <p>Both wards have a lower percentage of households with no cars or vans than the percentage for Colchester and England.</p>
The need to link together complementary land uses to provide connectivity	This assessment includes three adjacent sites, which link together. Essex Field Club explain (in their representation to the green network and waterways engagement) that the whole complex of grasslands, scrub and woodland between Roman River SSSI and Abbotts Road including Weir Lane Grassland, Birch Brook and Middlewick LoWS is one continuous ecological unit and incredibly important corridor for species to move between SSSI and LoWS in southern Colchester - as well as habitat in its own right.
Land use change – new homes and employment uses	Middlewick Ranges is allocated in the adopted local plan for residential development comprising 1000 dwellings. A mix of supporting uses is required in policy SC2.
Specific risks such as whether in a flood risk area or air or water quality management areas	There is an area of flood risk through Birch Brook Wood (the brook). The Natural England Environmental benefits for nature tool identifies the area as poor in terms of groundwater availability, and medium priority in terms of water quality regulation.
Access barriers to sites – roads, railways, main water courses	Birch Brook runs through Birch Brook Wood. Weir Lane runs through Weir Lane grasslands.
The size, quality, facilities available and location of existing green infrastructure assets	The map below shows that within the immediate area there is the Colchester cemetery local wildlife site, Rowhedge Pits local wildlife site and woodland and Donyland wood local wildlife site and ancient woodland. Middlewick Ranges and Birch Brook Wood are both local wildlife sites.

Criteria	Assessment comment
	
<p>Community safety, crime and anti-social behaviour</p> <p>Source: Essex Police Performance Summary to October 2023</p>	<p>All crime in Colchester in 2023: 17,400, a reduction of 8% from 18,908 in 2022</p>
<p>Asking local communities what they need and want can provide valuable evidence</p>	<p>A vast number of people have told the Council that they value Middlewick Ranges, Birch Brook wood and Weir Lane grassland as highly biodiverse and important connected green spaces in Colchester. The following is a summary of comments received as part of the green network and waterways consultation:</p> <ul style="list-style-type: none"> • These sites are a continuous ecological unit and incredibly important corridor for species to move between SSSI and LoWS in southern Colchester - as well as habitat in its own right.

Criteria	Assessment comment
	<ul style="list-style-type: none"> • These sites are a crucial link in what can be a regionally important ecology corridor of very different but complementary habitats reaching from the heart of Colchester at Abbots Rd eventually to Mersea Island. • This area of acid grassland is the largest left in Essex now and the rich assemblage of invertebrates have led it to become a National Important Invertebrate Area – taking on a national significance. Over 1400 invertebrate species have been recorded and 150 species of those have a conservation status. • It is a natural habitat for birds, and other animals. 25% of Essex butterfly and moth species can be found here. • The Birch Brook Woodland Local Wildlife Site appears threatened by the land being put up for sale. Any housing nearby would lead to much disturbance and degradation of the fabric of the wood, to the actual brook, as well to many species including the important breeding population of nightingales. • The Weir Lane grasslands are an exceptionally rich set of meadows, currently unspoilt and visited by many locals, as seen by the well-walked network of pathways across them. There can't be an equivalent size of similar grasslands anywhere else in the borough. This whole area is part of the mitigation for the proposed Middlewick development, which will destroy these rich grasslands by ploughing and sulphur application. • It is a space of great carbon capture. • It is the only large accessible green space within walking distance for most of the population of south Colchester. • Colchester needs to become a leading example of how a city council looks after and develops its green spaces. • It is already part of Colchester's Green Network and should now be formally designated as such.

2. Roman River Valley nature recovery network

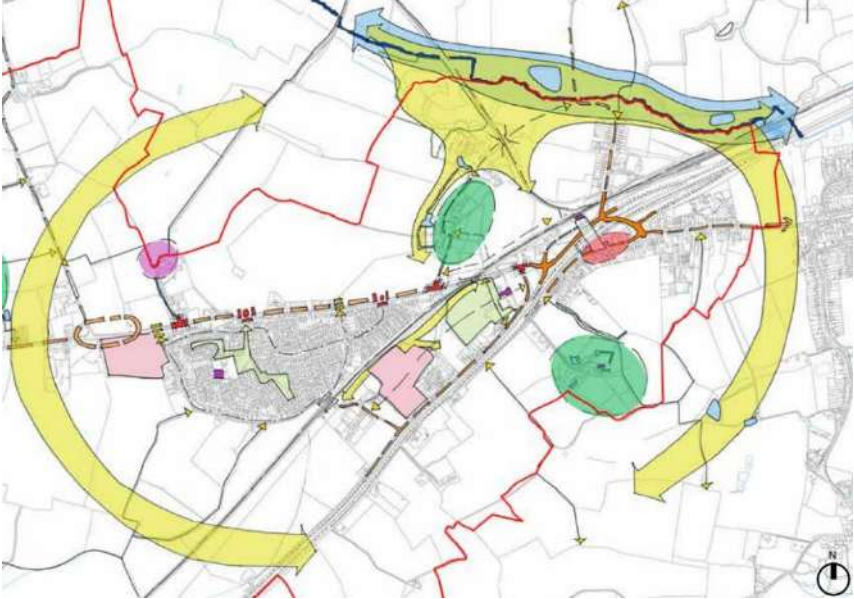
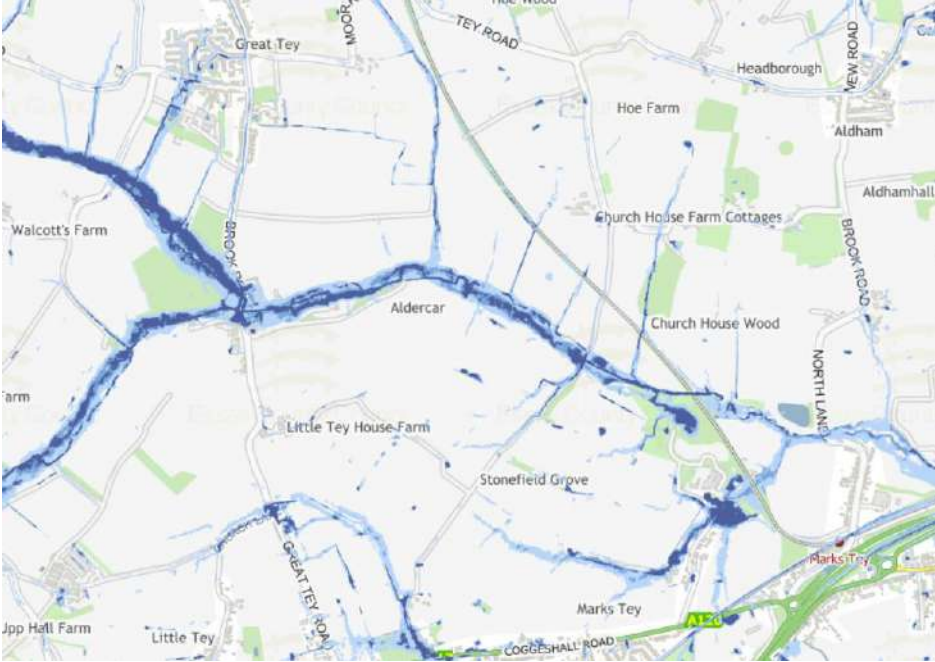
Criteria	Assessment comment
Type of green space proposed	Multi-parish nature green space / local nature recovery corridor ⁴ : the Roman River Corridor
Current use of site	Greenfield
Location	
Population (Census 2021) ⁵	Aldham – 510 people Great Tey – 920 people Marks Tey – 2,600 people (a total of 2% of the population of Colchester district)
Households (Census 2021)	Aldham – 210 Great Tey – 390 Marks Tey – 1,100
age profile (Census 2021)	Aldham

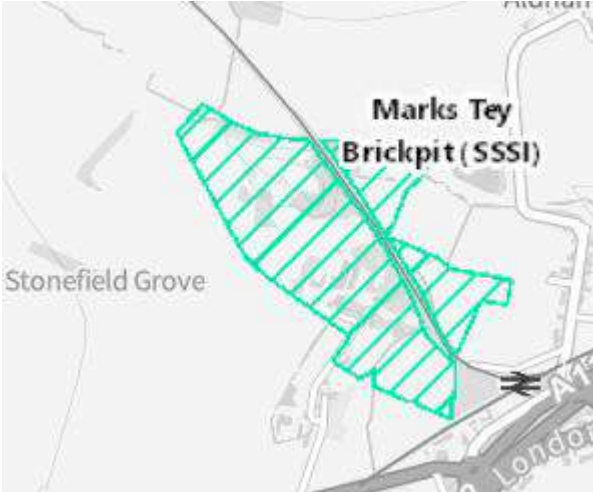
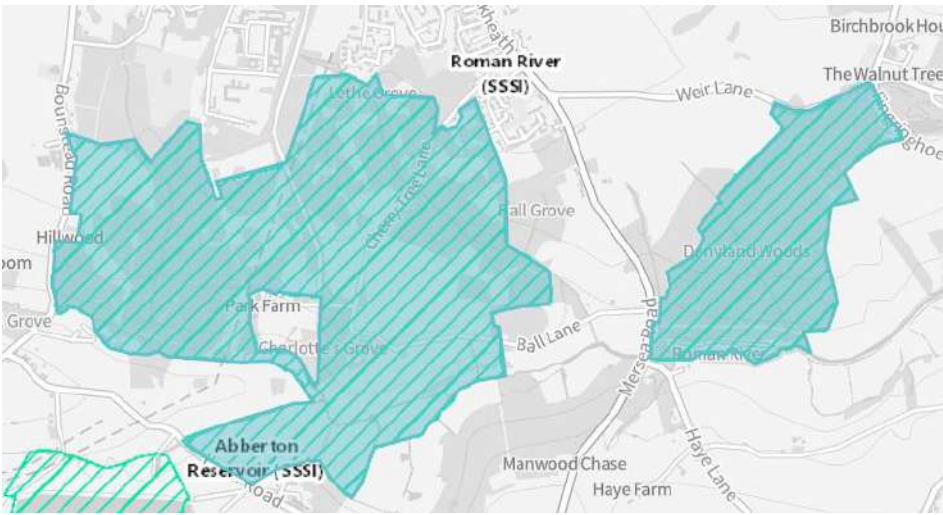
⁴ Introduced in the Environment Act 2021, the [Local Nature Recovery Strategy \(LNRS\)](#) is a statutory requirement. It is part of [Nature Recovery Network \(NRN\)](#), which is made up of 48 Local Nature Recovery Strategies. These improvements are required by law under the Environment Act 2021. Together they form a nationwide network full of opportunities for nature recovery. The primary purpose is to find locations for the creation or improvement of habitat. It aims to identify the locations most likely to provide the greatest benefit for nature and the wider environment.

⁵ The [Census data](#) in the table is from the parishes of Aldham, Great Tey and Marks Tey.

Criteria	Assessment comment
	<div data-bbox="451 247 951 583"> <p>Age profile</p> <p>■ Aldham — (England)</p> <p>0 years 85+</p> <p>% of all people, 5 year age bands</p> </div> <div data-bbox="451 625 951 982"> <p>Great Tey</p> <p>Age profile</p> <p>■ Great Tey — (England)</p> <p>0 years 85+</p> <p>% of all people, 5 year age bands</p> </div> <div data-bbox="451 1024 984 1360"> <p>Marks Tey</p> <p>Age profile</p> <p>■ Marks Tey — (England)</p> <p>0 years 85+</p> <p>% of all people, 5 year age bands</p> </div>
Health (Census 2021)	<p>Aldham - Very good health 48% (Colchester 49.2%, England 48.5%) Bad health 2.2% (Colchester 3.3%, England 4.0%) Very bad health 0.6% (Colchester 0.9%, England 1.2%)</p> <p>Great Tey - Very good health 48.8% (Colchester 49.2%, England 48.5%) Bad health 2.3% (Colchester 3.3%, England 4.0%) Very bad health 1.3% (Colchester 0.9%, England 1.2%)</p> <p>Marks Tey - Very good health 48.3% (Colchester 49.2%, England 48.5%) Bad health 2.8% (Colchester 3.3%, England 4.0%) Very bad health 0.9% (Colchester 0.9%, England 1.2%)</p> <p>The percentage in very good health for all three parishes is similar and slightly lower than the Colchester district average. The percentage in bad health is lower than the Colchester average. Great Tey has a higher percentage of the population</p>

Criteria	Assessment comment
	experiencing very bad health than Aldham and Marks Tey and the Colchester district average.
Ethnicity (Census 2021) (brackets show England percentage)	<p>Aldham - White 97.4% (81.0%), Asian, Asian British or Asian Welsh 0.6% (9.6%), Black, Black British, Black Welsh, Caribbean or African 0% (4.2%), Mixed or Multiple ethnic groups 1.4% (3.0%), Other ethnic group 0.6% (2.2%)</p> <p>Great Tey - White 97.3% (81.0%), Asian, Asian British or Asian Welsh 1.3% (9.6%), Black, Black British, Black Welsh, Caribbean or African 0.1% (4.2%), Mixed or Multiple ethnic groups 1 (3.0%), Other ethnic group 0.3% (2.2%)</p> <p>Marks Tey - White 95.2% (81.0%), Asian, Asian British or Asian Welsh 1.8% (9.6%), Black, Black British, Black Welsh, Caribbean or African 0.7% (4.2%), Mixed or Multiple ethnic groups 1.9% (3.0%), Other ethnic group 0.4% (2.2%)</p> <p>All parishes have a much higher percentage of people with white ethnicity than the figure for England.</p>
Deprivation (Census 2021)	<p>Aldham - Household is not deprived in any dimension 50.5% (Colchester 51.4%, England 48.4%)</p> <p>Great Tey - Household is not deprived in any dimension 56.3% (Colchester 51.4%, England 48.4%)</p> <p>Marks Tey - Household is not deprived in any dimension 51.8% (Colchester 51.4%, England 48.4%)</p> <p>All parishes have a higher percentage of households that are not deprived in any dimension than the percentage for Colchester and England. Great Tey is the least deprived.</p>
Car ownership (Census 2021)	<p>Aldham - No cars or vans in household 10.8% (Colchester 18.2%, England 23.5%)</p> <p>Great Tey - No cars or vans in household 4.9% (Colchester 18.2%, England 23.5%)</p> <p>Marks Tey - No cars or vans in household 8.2% (Colchester 18.2%, England 23.5%)</p> <p>All parishes have a much lower percentage of households with no cars or vans than the percentage for Colchester and England.</p>
The need to link together complementary land uses to provide connectivity	<p>The corridor includes mature hedgerows and trees, pastureland, floodplain, a reservoir and some arable land. Much of the Roman River is followed by a public right of way. Just to the north of the river is the 'Gainsborough Line', also a linear habitat, with trees the length of it.</p> <p>Marks Tey's Neighbourhood Plan includes a 'green corridor' which brings in the Roman River:</p>


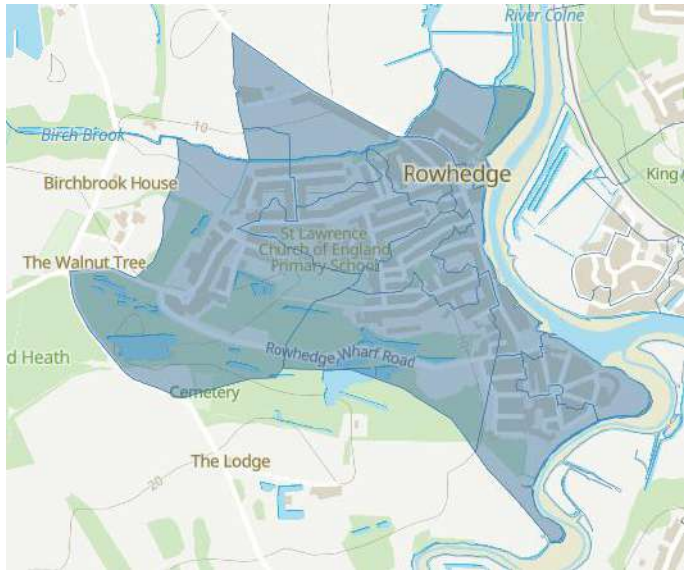
Criteria	Assessment comment
	
Land use change – new homes and employment uses	The area is countryside in the adopted local plan. A number of sites have been put forward for consideration for housing as part of the new Local Plan call for sites.
Specific risks such as whether in a flood risk area or air or water quality management areas	<p data-bbox="435 953 1386 1020">The extent of flood risk is shown below and the proposer believes there are extensive opportunities for natural flood management and wetland creation.</p>  <p data-bbox="435 1745 1386 1803">Natural England's Environmental benefits from nature tool shows the area is a high priority for a water quality management area.</p>
Access barriers to sites – roads,	The A12 is located to the south of the area and the railway line runs north-south. The Roman River runs through the area.

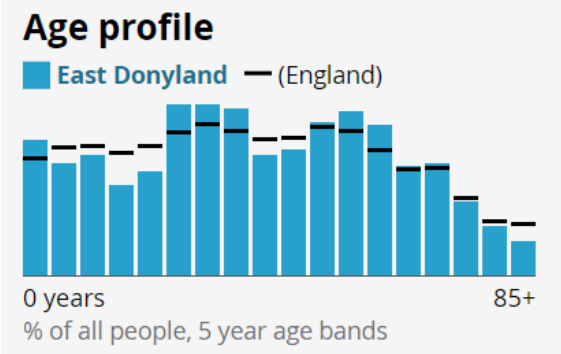
Criteria	Assessment comment
railways, main water courses	
The size, quality, facilities available and location of existing green infrastructure assets	<p>Marks Tey Brick Pit SSSI, local wildlife sites and ancient woodland are located within the proposed corridor.</p>  <p>The Roman River SSSI is located east of the proposed Roman River Corridor, see map below.</p>  <p>Between 2009 and 2019, Colchester Natural History Society and Essex Wildlife Trust carried out an extensive study of the Roman River. The final report, “The Roman River Valley Living Landscape report”⁶ found that: <i>The Roman River Valley Living Landscape contains one of the densest concentrations of designated sites in Essex and encompasses most of the original Roman River Conservation Zone. Rich in wildlife, it supports a variety of nationally threatened habitats which are in turn home to numerous species, both common and rare.”</i></p>


⁶ <https://www.cnhs.uk/roman-river-report>

Criteria	Assessment comment
	Although the reach of the report is downstream of the three parishes, the editor, Darren Tansley has confirmed that the corridor benefits would apply upstream too.
Community safety, crime and anti-social behaviour Source: Essex Police Performance Summary to October 2023	All crime in Colchester in 2023: 17,400, a reduction of 8% from 18,908 in 2022
Asking local communities what they need and want can provide valuable evidence	This proposal for a Roman River Corridor for a multi-parish nature green space / local nature recovery corridor has been put forward by the parishes of Aldham, Great Tey and Marks Tey. The parish councils believe that the Roman River offers an exceptional opportunity for a focus on nature recovery, a statutory requirement introduced in the Environment Act 2021, and green space protection in our heavily over-developed borough. The parishes have put together a proposal and refer to evidence in a study of the Roman River carried out by Colchester Natural History Society and Essex Wildlife Trust. According to the parish councils, the editor of the report has confirmed that the corridor benefits would apply upstream too.


3. Rowhedge Allotments

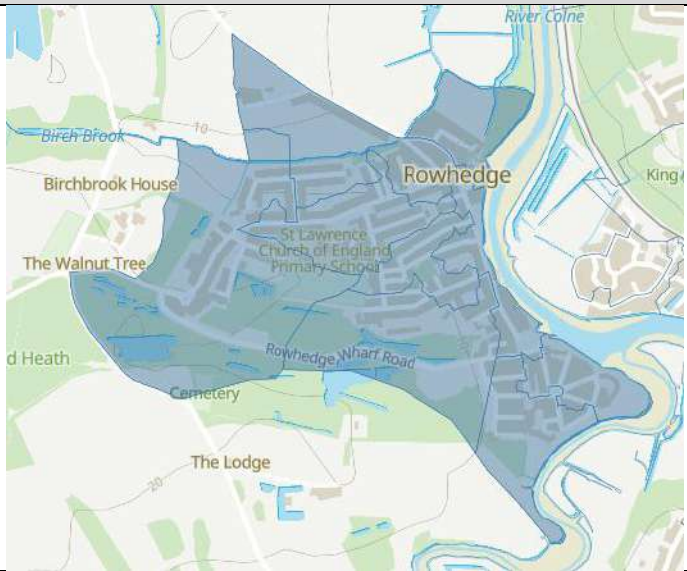
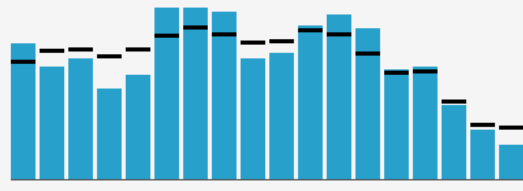
Criteria	Assessment comment
Type of green space proposed	All Weather Fences Sports Facility (MUGA)
Current use of site	Allotments, open grassland
Location	<p>© Crown copyright & database rights 2024 Ordnance Survey A00000517586</p>  <p>East Donyland parish, below.</p> 
Population (Census 2021)	East Donyland – 2,500 people, which represents 1.2% of the population of the Colchester district.
Households (Census 2021)	1,100, which represents 1.4% of the households in the Colchester district.


Criteria	Assessment comment
age profile (Census 2021)	<p>Age profile</p>  <p>The age profile is fairly consistent with the England average.</p>
Health (Census 2021)	<p>Very good health 48.4% (Colchester 49.2%, England 48.5%) Bad health 3.1% (Colchester 3.3%, England 4.0%) Very bad health 0.7% (Colchester 0.9%, England 1.2%)</p> <p>Generally consistent with the Colchester and England average, with less people suffering from bad or very bad health.</p>
Ethnicity (Census 2021) (brackets show England percentage)	<p>White 92.9% (81.0%), Asian, Asian British or Asian Welsh 1.7% (9.6%), Black, Black British, Black Welsh, Caribbean or African 1% (4.2%), Mixed or Multiple ethnic groups 3.2% (3.0%), Other ethnic group 1.2% (2.2%)</p> <p>The parish has a higher percentage of people with white ethnicity than the figure for England.</p>
Deprivation (Census 2021)	<p>Household is not deprived in any dimension 53.9% (Colchester 51.4%, England 48.4%)</p> <p>Lower levels of deprivation than average for Colchester and England.</p>
Car ownership (Census 2021)	<p>No cars or vans in household 11% (Colchester 18.2%, England 23.5%)</p> <p>Higher car or van ownership than the Colchester and England average.</p>
The need to link together complementary land uses to provide connectivity	Reference is made to the Rowhedge recreation ground, which is approximately an 11 minute walk from the proposed site.
Land use change – new homes and employment uses	n/a
Specific risks such as whether in a flood risk area or air or water quality management areas	None
Access barriers to sites – roads, railways, main water courses	Green network map shows waterways.
The size, quality, facilities available and location of existing green infrastructure assets	The map below shows that the site and land to the immediate south is allotments, there are waterways within the site. The location of the recreation ground can be seen. South of the village of Rowhedge is Rowhedge Pits local wildlife site and woodland. There is a public right of way north of the site.

Criteria	Assessment comment
	 <p>The KKP Playing pitch & outdoor sport strategy & action plan (2023) includes the following recommendation for Rowhedge recreation ground: 'Improve pitch quality through enhanced maintenance regime as to support community demand. Utilise actual spare capacity.' The study recognises that it can be expected at popular sites such as Rowhedge Recreation Ground, that there will be a higher level of demand on each pitch (from informal use) over and above that identified.</p>
<p>Community safety, crime and anti-social behaviour Source: Essex Police Performance Summary to October 2023</p>	<p>All crime in Colchester in 2023: 17,400, a reduction of 8% from 18,908 in 2022</p>
<p>Asking local communities what they need and want can provide valuable evidence</p>	<p>This proposal has been suggested by Rowhedge walking football club. The club say that construction of an All Weather Fences Sports Facility (MUGA) would provide a year round outdoor venue for a range of sporting activities including: Football (all years from Junior upwards), Walking Football, Netball, Basketball, Tennis. The Recreation Ground in Rowhedge is over-used both for sports and general recreation whilst the whole of the Southern Colchester area lacks any form of multi use all weather and floodlit facility. We therefore envisage that such a facility (approximately full football sized fenced off area with a multi sport all weather playing surface and floodlights) would be used extensively by the various sporting groups in the area. This would benefit the local community whilst also becoming a potential income stream for EDCP. The land is part of larger parcel purchased by EDCP so as to secure the Rowhedge Allotments for the future. There is insufficient space within the main part of Rowhedge to develop any further Sports and Recreation facility as proven by many years of trying to construct a MUGA on the Rowhedge Recreation Ground. There is sufficient space (over 6,500 sq metres) alongside the current Allotments to develop an All Weather Sports facility.</p>


4. Marsh Crescent, Rowhedge

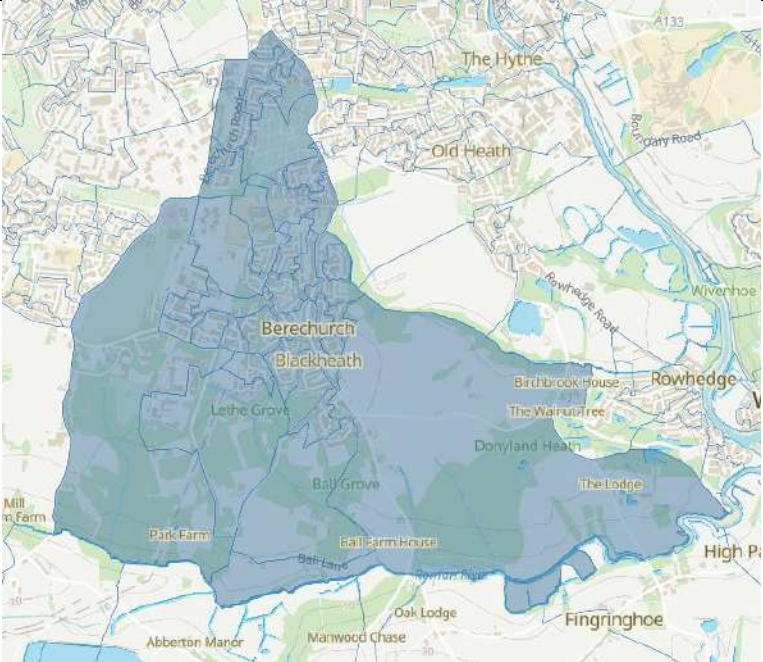

Criteria	Assessment comment
Type of green space proposed	Open space (typology unidentified)
Current use of site	Greenfield
Location	 <p data-bbox="532 1312 865 1344">East Donyland parish, below.</p>

Criteria	Assessment comment
	
Population (Census 2021)	East Donyland – 2,500 people, which represents 1.2% of the population of the Colchester district.
Households (Census 2021)	1,100, which represents 1.4% of the households in the Colchester district.
age profile (Census 2021)	<p>Age profile</p> <p>■ East Donyland — (England)</p>  <p>0 years 85+</p> <p>% of all people, 5 year age bands</p> <p>The age profile is fairly consistent with the England average.</p>
Health (Census 2021)	<p>Very good health 48.4% (Colchester 49.2%, England 48.5%)</p> <p>Bad health 3.1% (Colchester 3.3%, England 4.0%)</p> <p>Very bad health 0.7% (Colchester 0.9%, England 1.2%)</p> <p>Generally consistent with the Colchester and England average, with less people suffering from bad or very bad health.</p>
Ethnicity (Census 2021) (brackets show England percentage)	<p>White 92.9% (81.0%), Asian, Asian British or Asian Welsh 1.7% (9.6%), Black, Black British, Black Welsh, Caribbean or African 1% (4.2%), Mixed or Multiple ethnic groups 3.2% (3.0%), Other ethnic group 1.2% (2.2%)</p> <p>The parish has a higher percentage of people with white ethnicity than the figure for England.</p>
Deprivation (Census 2021)	<p>Household is not deprived in any dimension 53.9% (Colchester 51.4%, England 48.4%)</p> <p>Lower levels of deprivation than average for Colchester and England.</p>

Criteria	Assessment comment
Car ownership (Census 2021)	No cars or vans in household 11% (Colchester 18.2%, England 23.5%) Higher car or van ownership than the Colchester and England average.
The need to link together complementary land uses to provide connectivity	Adjacent to River Colne and Rowhedge trail. Shown as open space on the adopted local plan policies map.
Land use change – new homes and employment uses	n/a
Specific risks such as whether in a flood risk area or air or water quality management areas	High risk of flooding
Access barriers to sites – roads, railways, main water courses	n/a
The size, quality, facilities available and location of existing green infrastructure assets	<p>The map below shows the site and surrounding area. It is shown as open space, with an area of open space to the east. It is bounded by waterways and development to the south. The Rowhedge trail lies to the east.</p> 
Community safety, crime and anti-social behaviour Source: Essex Police Performance Summary to October 2023	All crime in Colchester in 2023: 17,400, a reduction of 8% from 18,908 in 2022
Asking local communities what they need and want can provide valuable evidence	n/a


5. Blackheath Allotments/Playground


Criteria	Assessment comment
Type of green space proposed	Open space (typology unidentified)
Current use of site	Allotments, play area, open space
Location	<p>Finchingfield Way, Colchester</p>  <p>Berechurch ward</p>

Criteria	Assessment comment
	
Population (Census 2021)	Berechurch – 11,200, which represents 5.8% of the population of the Colchester district ⁷ .
Households (Census 2021)	Berechurch – 4,500, which represents 5.6% of the households in the Colchester district ⁸ .
age profile (Census 2021)	<p>Berechurch</p>  <p>The age profile is fairly consistent with the England average.</p>
Health (Census 2021)	<p>Berechurch - Very good health 46.7% (Colchester 49.2%, England 48.5%) Bad health 4.1% (Colchester 3.3%, England 4.0%) Very bad health 1.3% (Colchester 0.9%, England 1.2%)</p> <p>Berechurch ward has a lower percentage of people in very good health than the figures for Colchester and England and a higher percentage of people with bad health and very bad health.</p>

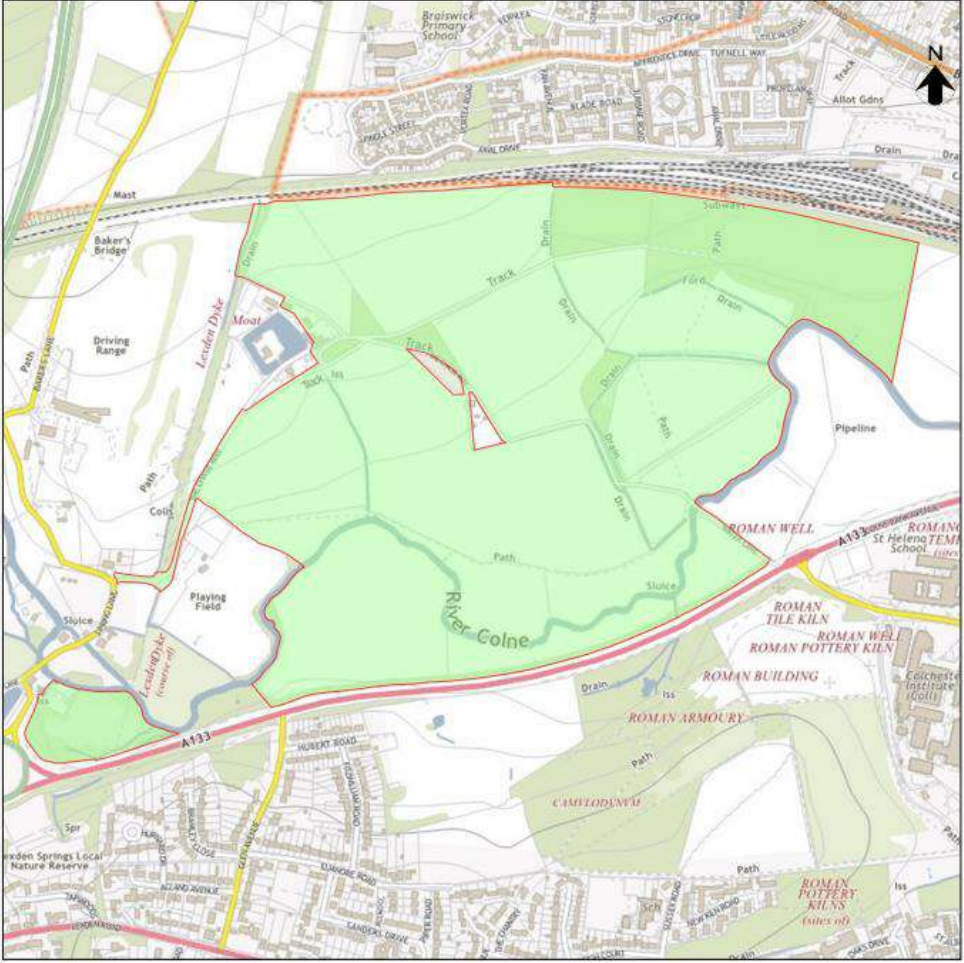
⁷ 192,700 population (Census 2021)



⁸ 79,700 households (Census 2021)

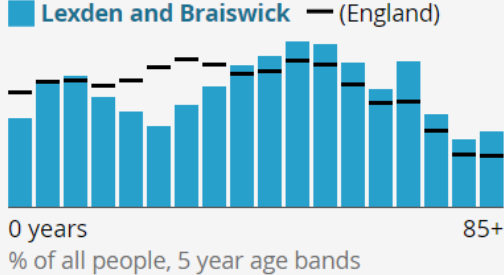
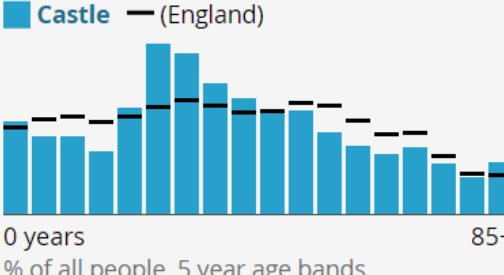
Criteria	Assessment comment
Ethnicity (Census 2021) (brackets show England percentage)	<p>Berechurch - White 87.9% (81.0%), Asian, Asian British or Asian Welsh 3.4% (9.6%), Black, Black British, Black Welsh, Caribbean or African 4.5% (4.2%), Mixed or Multiple ethnic groups 2.8% (3.0%), Other ethnic group 1.3% (2.2%)</p> <p>Berechurch ward has a higher percentage of people with white ethnicity than the figure for England.</p>
Deprivation (Census 2021)	<p>Berechurch - Household is not deprived in any dimension 43.6% (Colchester 51.4%, England 48.4%)</p> <p>A lower percentage of households that are not deprived in any dimension than the percentage for Colchester and England.</p>
Car ownership (Census 2021)	<p>Berechurch - No cars or vans in household 17.7% (Colchester 18.2%, England 23.5%)</p> <p>A lower percentage of households with no cars or vans than the percentage for Colchester and England.</p>
The need to link together complementary land uses to provide connectivity	 <p>To the south of the space is Black Heath local wildlife site.</p>
Land use change – new homes and employment uses	n/a
Specific risks such as whether in a flood risk area or air or water quality management areas	None
Access barriers to sites – roads, railways, main water courses	n/a


Criteria	Assessment comment
<p>The size, quality, facilities available and location of existing green infrastructure assets</p>	
<p>Community safety, crime and anti-social behaviour Source: Essex Police Performance Summary to October 2023</p>	<p>All crime in Colchester in 2023: 17,400, a reduction of 8% from 18,908 in 2022</p>
<p>Asking local communities what they need and want can provide valuable evidence</p>	<p>n/a</p>


6. Land North of Cymbeline Way

Criteria	Assessment comment
Type of green space proposed	Open space (typology unidentified)
Current use of site	Greenfield
Location	<p>Land north of Cymbeline Way, Colchester</p>  <p>Site is within Lexden and Braiswick ward and Castle ward, see maps below.</p> <p>Lexden and Braiswick ward</p>

Criteria	Assessment comment
	<p>Area map</p>  <p>Castle ward</p> <p>Area map</p>  <p>Population (Census 2021)</p> <p>Lexden and Braiswick ward – 9,600 people Castle ward – 11,300 20,900 total, which represents 10.8% of the population of the Colchester district.</p>


Criteria	Assessment comment
Households (Census 2021)	Lexden and Braiswick ward – 4,000 Castle ward – 5,600 9,600 total, which represents 12% of the households in the Colchester district.
age profile (Census 2021)	<p>Age profile</p> <p>■ Lexden and Braiswick — (England)</p>  <p>0 years 85+</p> <p>% of all people, 5 year age bands</p> <p>Age profile</p> <p>■ Castle — (England)</p>  <p>0 years 85+</p> <p>% of all people, 5 year age bands</p>
Health (Census 2021)	<p>Lexden and Braiswick ward – Very good health 50.1% (Colchester 49.2%, England 48.5%) Bad health 2.8% (Colchester 3.3%, England 4.0%) Very bad health 0.7% (Colchester 0.9%, England 1.2%)</p> <p>Castle ward – Very good health 48% (Colchester 49.2%, England 48.5%) Bad health 3.6% (Colchester 3.3%, England 4.0%) Very bad health 1.2% (Colchester 0.9%, England 1.2%)</p> <p>Generally consistent with the Colchester and England average. Lexden and Braiswick residents have a higher percentage in very good health and lower percentage in bad and very bad health.</p>
Ethnicity (Census 2021) (brackets show England percentage)	<p>Lexden and Braiswick ward – White 91.5% (81.0%), Asian, Asian British or Asian Welsh 4.1% (9.6%), Black, Black British, Black Welsh, Caribbean or African 1.3% (4.2%), Mixed or Multiple ethnic groups 2.1% (3.0%), Other ethnic group 1% (2.2%)</p> <p>Castle ward – White 81.9% (81.0%), Asian, Asian British or Asian Welsh 7.8% (9.6%), Black, Black British, Black Welsh, Caribbean or African 3.7% (4.2%), Mixed or Multiple ethnic groups 3.7% (3.0%), Other ethnic group 2.8% (2.2%)</p> <p>Lexden and Braiswick has a higher percentage of people with white ethnicity than the figure for England.</p>

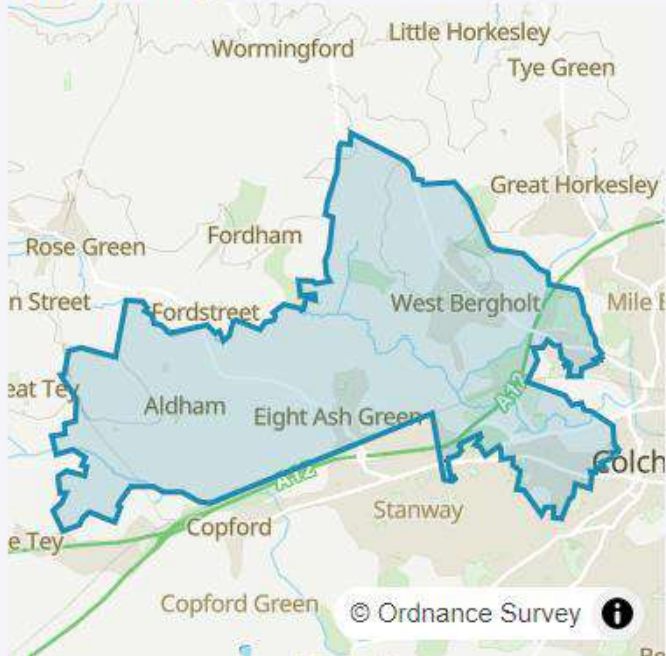
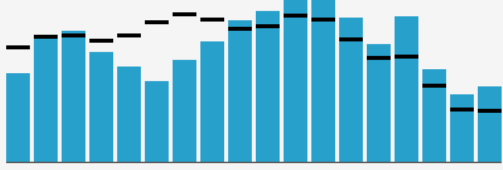
Criteria	Assessment comment
Deprivation (Census 2021)	<p>Lexden and Braiswick ward – Household is not deprived in any dimension 56.8% (Colchester 51.4%, England 48.4%)</p> <p>Castle ward – Household is not deprived in any dimension 52.1% (Colchester 51.4%, England 48.4%)</p> <p>Lower levels of deprivation than average for Colchester and England.</p>
Car ownership (Census 2021)	<p>Lexden and Braiswick ward – No cars or vans in household 10.6% (Colchester 18.2%, England 23.5%)</p> <p>Castle ward – No cars or vans in household 34.3% (Colchester 18.2%, England 23.5%)</p> <p>Lexden and Braiswick has higher car or van ownership than the Colchester and England average. Castle ward has a much higher percentage of households with no car or van.</p>
The need to link together complementary land uses to provide connectivity	<p>There are multiple green infrastructure assets and public rights of way in the immediate area, with potential to provide connectivity, see map below.</p> 
Land use change – new homes and employment uses	The site has been put forward for residential use as part of the call for sites.
Specific risks such as whether in a flood risk area or air or water quality management areas	Parts of the site are within an area of flood risk, see map below.


Criteria	Assessment comment
	 <p data-bbox="451 1018 1396 1081">Natural England's Environmental benefits from nature tool shows the area is a high priority for a water quality management area.</p>
Access barriers to sites – roads, railways, main water courses	The railway line is located to the north, A133 to the south, river to the north and east.
The size, quality, facilities available and location of existing green infrastructure assets	See map above which shows the multiple green infrastructure assets and public rights of way in the immediate area, with potential to provide connectivity.
Community safety, crime and anti-social behaviour Source: Essex Police Performance Summary to October 2023	All crime in Colchester in 2023: 17,400, a reduction of 8% from 18,908 in 2022
Asking local communities what they need and want can provide valuable evidence	This site was put forward by several people as a suggested open space as part of the green network and waterways engagement. Residents suggested that there should be improved access between the station way underpass with a path following the line of the river, joining to the existing shared footway along Cymbeline Way / A133, and providing a circular route around the field, with access also directly to 'The


Criteria	Assessment comment
	<p>Chase Way' and from there the rest of Cymbeline Meadows. This would have minimal impact on the existing site and it could remain as occasional grazing and temporary event ground, but it would dramatically improve connections between Cymbeline Meadows, Hilly Fields, and the Colne riverside towards Castle Park, all of which are very close to each other but isolated by busy roads. It would also improve cycle and wheelchair access and safety since both would be able to use the underpass instead of the informal crossing. This would form a continuous link between other green spaces.</p>

7. Spring Lane Nursery, Spring Lane, Colchester

Criteria	Assessment comment
Type of green space proposed	Open space (typology unidentified)
Current use of site	Greenfield
Location	<p>Spring Lane, Colchester</p>  <p>Site is within Lexden and Braiswick ward, see map below.</p> <p>Lexden and Braiswick ward</p>

Criteria	Assessment comment
	<p>Area map</p> 
Population (Census 2021)	Lexden and Braiswick ward – 9,600 people which represents 5% of the population of the Colchester district.
Households (Census 2021)	Lexden and Braiswick ward – 4,000 which represents 5% of the households in the Colchester district.
age profile (Census 2021)	<p>Age profile</p> <p>■ Lexden and Braiswick — (England)</p>  <p>0 years 85+</p> <p>% of all people, 5 year age bands</p>
Health (Census 2021)	<p>Lexden and Braiswick ward – Very good health 50.1% (Colchester 49.2%, England 48.5%)</p> <p>Bad health 2.8% (Colchester 3.3%, England 4.0%)</p> <p>Very bad health 0.7% (Colchester 0.9%, England 1.2%)</p> <p>Generally consistent with the Colchester and England average. Lexden and Braiswick residents have a higher percentage in very good health and lower percentage in bad and very bad health.</p>
Ethnicity (Census 2021) (brackets show England percentage)	Lexden and Braiswick ward – White 91.5% (81.0%), Asian, Asian British or Asian Welsh 4.1% (9.6%), Black, Black British, Black Welsh, Caribbean or African 1.3% (4.2%), Mixed or Multiple ethnic groups 2.1% (3.0%), Other ethnic group 1% (2.2%)

Criteria	Assessment comment
	Lexden and Braiswick has a higher percentage of people with white ethnicity than the figure for England.
Deprivation (Census 2021)	Lexden and Braiswick ward – Household is not deprived in any dimension 56.8% (Colchester 51.4%, England 48.4%) Lower levels of deprivation than average for Colchester and England.
Car ownership (Census 2021)	Lexden and Braiswick ward – No cars or vans in household 10.6% (Colchester 18.2%, England 23.5%) Lexden and Braiswick has higher car or van ownership than the Colchester and England average.
The need to link together complementary land uses to provide connectivity	There are multiple green infrastructure assets and public rights of way in the immediate area, with potential to provide connectivity, see map below. 
Land use change – new homes and employment uses	n/a
Specific risks such as whether in a flood risk area or air or water quality management areas	The site is within an area of flood risk, see map below.

Criteria	Assessment comment
	 <p data-bbox="532 789 1321 852">Natural England's Environmental benefits from nature tool shows the area is a high priority for a water quality management area.</p>
Access barriers to sites – roads, railways, main water courses	The A133 is located to the south, the A12 to the west and river to the north and east.
The size, quality, facilities available and location of existing green infrastructure assets	See map above which shows the multiple green infrastructure assets and public rights of way in the immediate area, with potential to provide connectivity.
Community safety, crime and anti-social behaviour Source: Essex Police Performance Summary to October 2023	All crime in Colchester in 2023: 17,400, a reduction of 8% from 18,908 in 2022
Asking local communities what they need and want can provide valuable evidence	An area around Spring Lane and Cymbeline Meadows was put forward by several people as a suggested open space as part of the green network and waterways engagement. Residents commented that it could form a continuous link between other green spaces.