



**Strategic Land Availability Assessment (SLAA):
Site Assessments Report Stages 1 and 2
for sites submitted at Regulation 18 Consultation**

Colchester Local Plan

May 2026

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Introduction

Background

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

To inform the preparation of the plan, 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 for inclusion in the Local Plan for a range of uses including housing, commercial and green spaces. These sites were then assessed using the Strategic Land Availability Assessment (SLAA), a key evidence base document used for considering site allocations. This was done in two stages, through a sieving process.

A number of other sites were assessed through the SLAA that were sourced from elsewhere including looking at the brownfield register, unimplemented major application planning permissions (October 2017 – December 2023), major planning applications that were refused or withdrawn in relation to spatial strategy (determined between October 2017 – December 2023) and land owned by Colchester City Council. This was part of the 'desktop review'. The process undertaken to carry out the desktop review can be seen in [Strategic Land Availability Assessment – Desktop Review Report](#).

Assessment Criteria

Stage One consisted of an initial assessment with the purpose of removing sites that had either no realistic prospects of delivery, were wholly unsuitable for their proposed use, or failed to meet the required capacity thresholds (over 0.25ha or capable of accommodating more than five dwellings). Sites that passed Stage One, then went through to Stage Two. Stage Two involved a more thorough assessment with a set of criteria developed for determining the suitability, availability and achievability of each site. A full copy of the SLAA methodology can be found in the [Strategic Land Availability Assessment \(SLAA\) methodology](#).

A summary of each is provided below:

- Suitability – Criteria in this section looked at the constraints that may impact on the development of a site. This included, amongst other factors, environmental constraints like existing agricultural land classification of wildlife sites, historical constraints such as nearby listed buildings or conservation areas and distances to infrastructure like shops and schools
- Availability – Criteria in this section considered factors linked to the current use of the site. This included whether the site was currently in use, ownership

of the site and willingness of the landowner to work to bring the site forward for development.

- Achievability – This considered the prospect of the site being able to come forward for the development type proposed. This included seeing if the site complied with existing policies, does the development rely on other pieces of land and is the land currently protected for an alternative use in the Colchester Local Plan or a neighbourhood plan.

For clarity and transparency, some additional points on how the criteria has been applied consistently across the assessments was set out in the [SLAA Site Assessments Report Stage 2 \(February 2025\)](#). This is repeated 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.

The following reports were published showing the assessment of the sites put forward:

- [SLAA – Site Assessments Report – Stage 1](#) (November 2024)
- [Strategic Land Availability Assessment \(SLAA\): Site Assessments Report Stage 2](#) (February 2025)

Sites submitted through the Regulation 18 Local Plan consultation

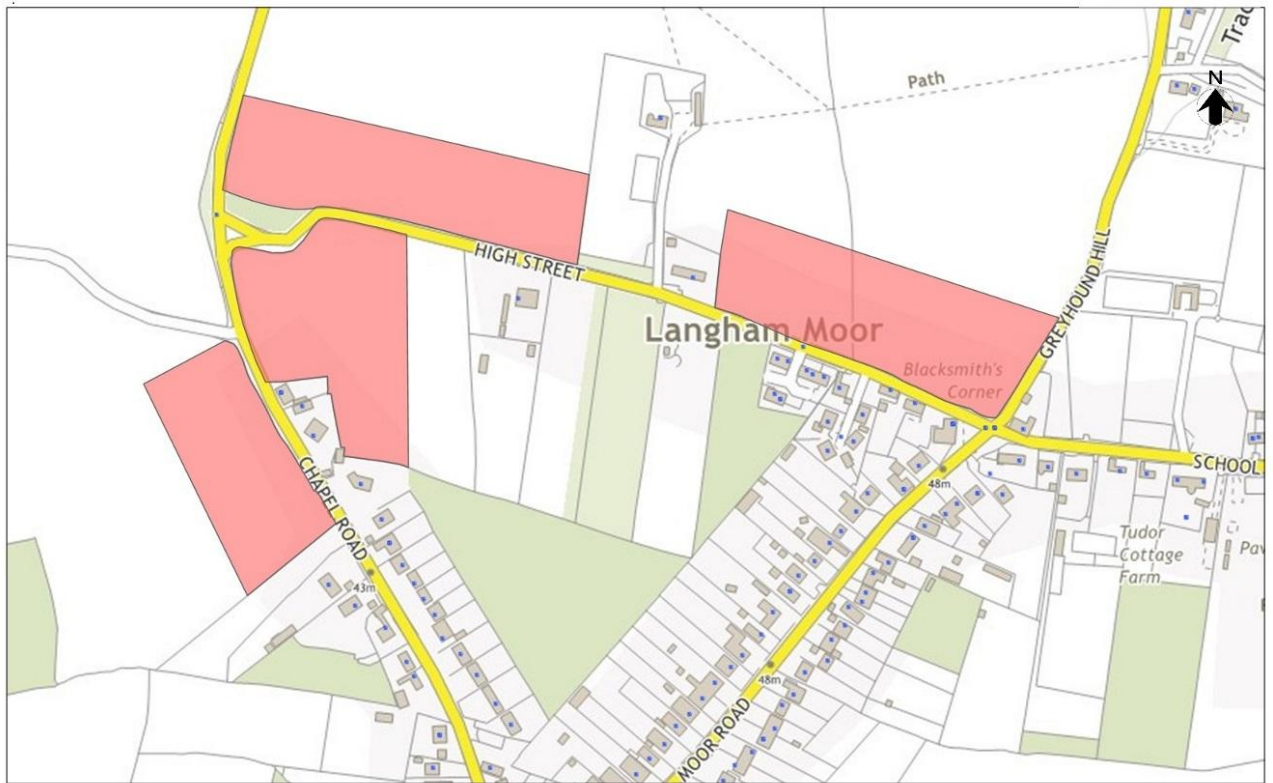
Following the SLAA assessment, and alongside the use of other evidence base documents, a number of these sites were included as the Council's 'Preferred Options' for meeting growth needs in Colchester and were included in the Council's Preferred Options Local Plan. This plan was published for consultation as part of the Regulation 18 consultation stage between 26th November 2025 – 14th January 2026.

Through the consultation, people were able to provide comments on the existing policies and allocation sites as well as suggest alternative sites for homes and other uses. The Regulation 18 consultation responses included new or alternative sites for consideration for residential or commercial uses. These are sites which were not assessed as part of the SLAA assessments carried out in November 2024/February 2025. In addition, some sites submitted through the first Call for Sites are being reassessed because they have been resubmitted with an altered site boundary which may impact upon the outcomes of the SLAA.

Each of the sites includes a location map, with sites being promoted through the Colchester administrative area.

This report sets out the outcomes of the SLAA Assessments for additional sites submitted as part of the Regulation 18 consultation.

JDI Ref	11512
Site Name	High Street/Chapel Road, Langham
Settlement	Langham
Site Size	7.04
Proposed Use	Residential



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Stage 1 - Suitability

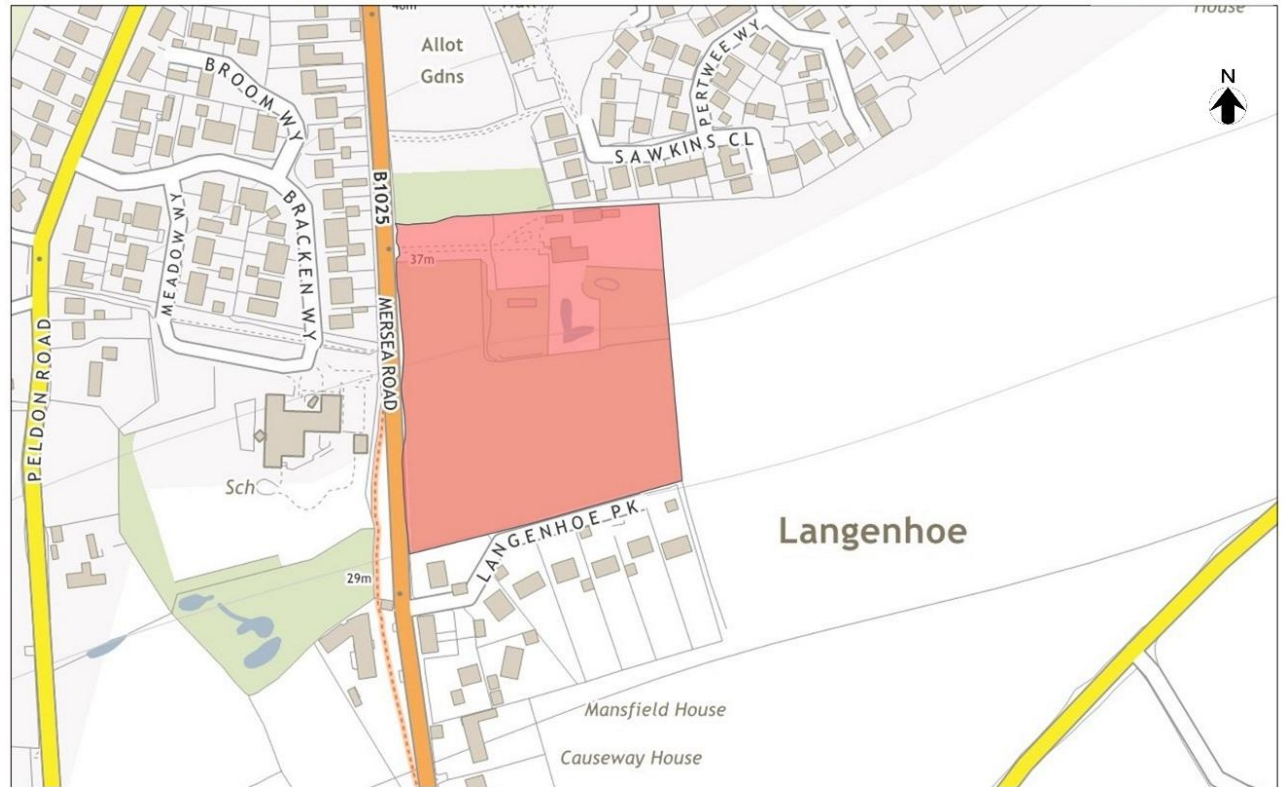
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced.
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	11536
Site Name	Land of Mersea Road, Langenhoe
Settlement	Abberton & Langenhoe
Site Size	2.43
Proposed Use	Residential



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Stage 1 - Suitability

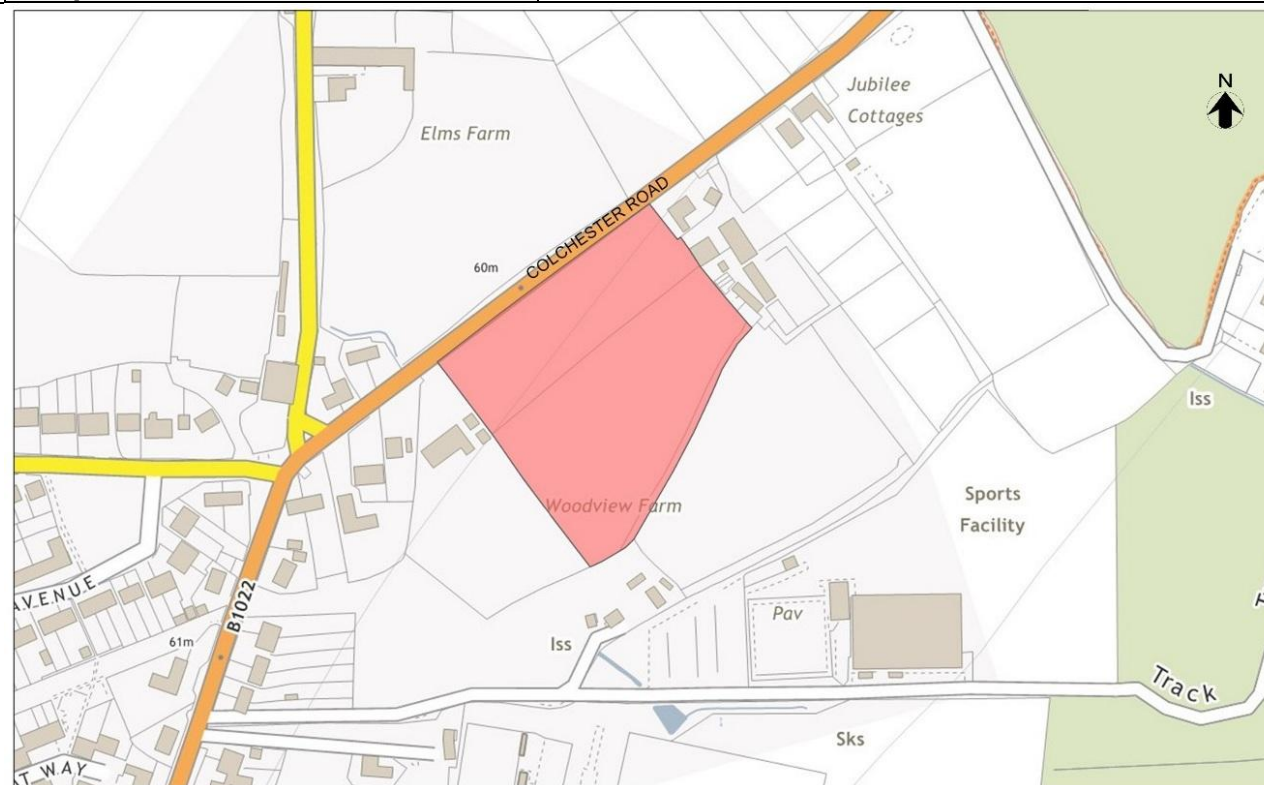
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced.
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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	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 – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Green - Site is within 400m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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?	Amber - up to two recent lapsed permissions.
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	11755
Site Name	Land South Colchester Road (Site A)
Settlement	Tiptree
Site Size	1.76 ha
Proposed Use	Residential



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Stage 1 - Suitability

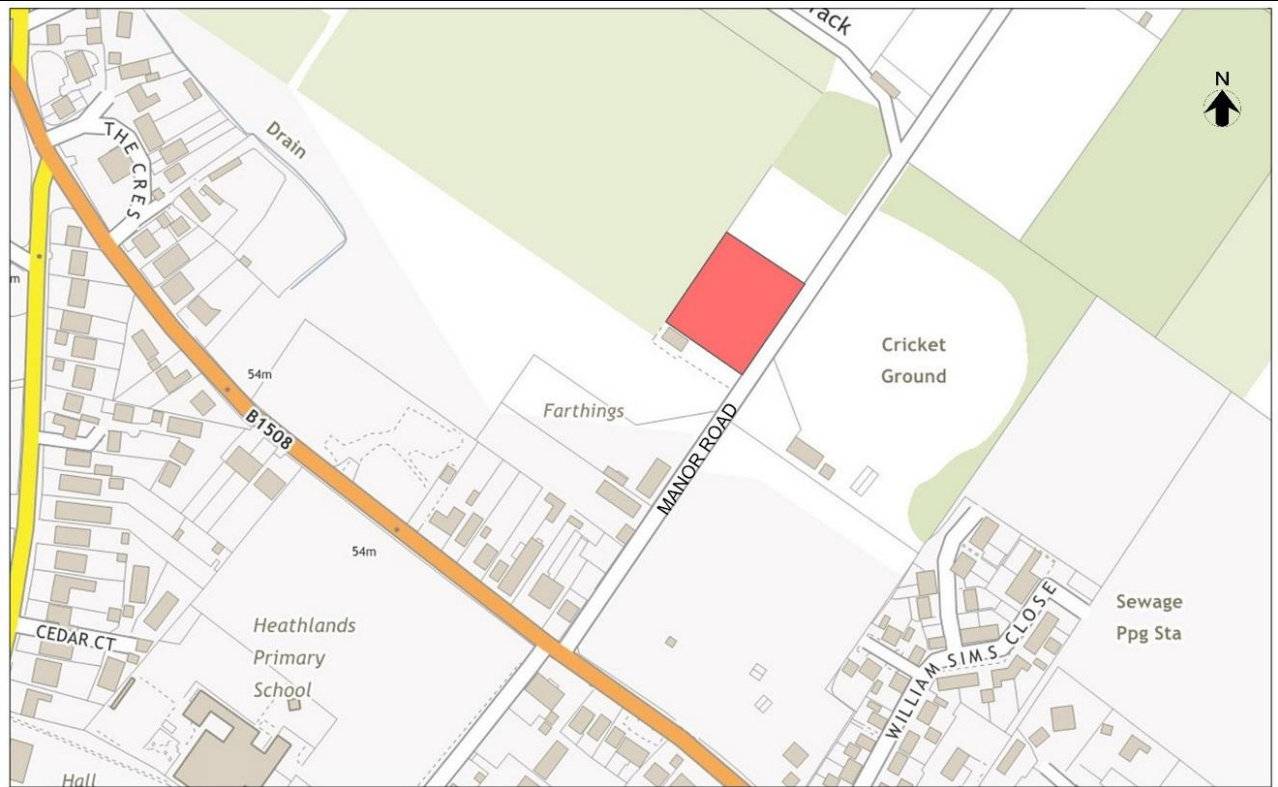
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
Is the site within or adjacent to the existing settlement boundary?	Amber - adjacent to or within close proximity to 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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Green - Site is within 800m of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	12135
Site Name	Manor Road, West Bergholt
Settlement	West Bergholt
Site Size	0.32ha
Proposed Use	Residential



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Stage 1 - Suitability

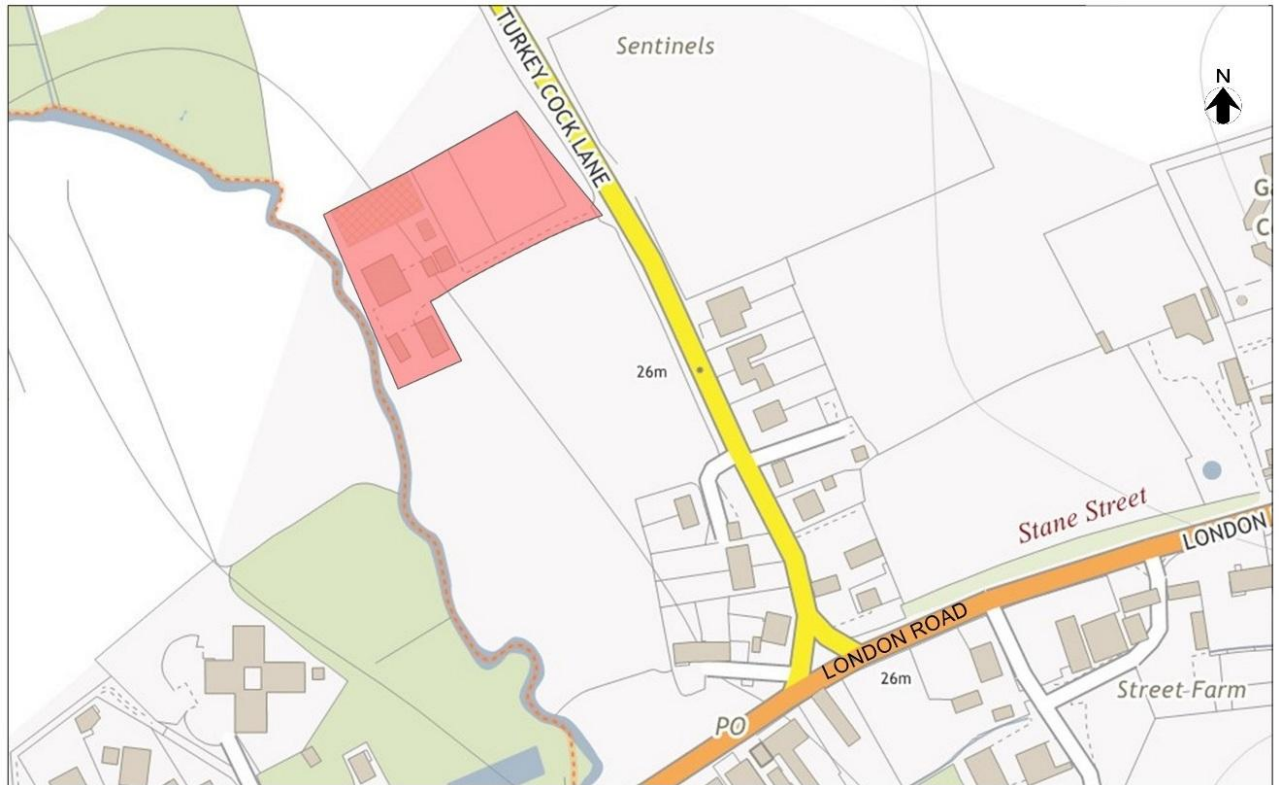
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Green - Site is within 400m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Green - Site is within 800m of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	12136
Site Name	Stanway Nurseries
Settlement	Copford
Site Size	0.64 ha
Proposed Use	Commercial



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Stage 1 - Suitability

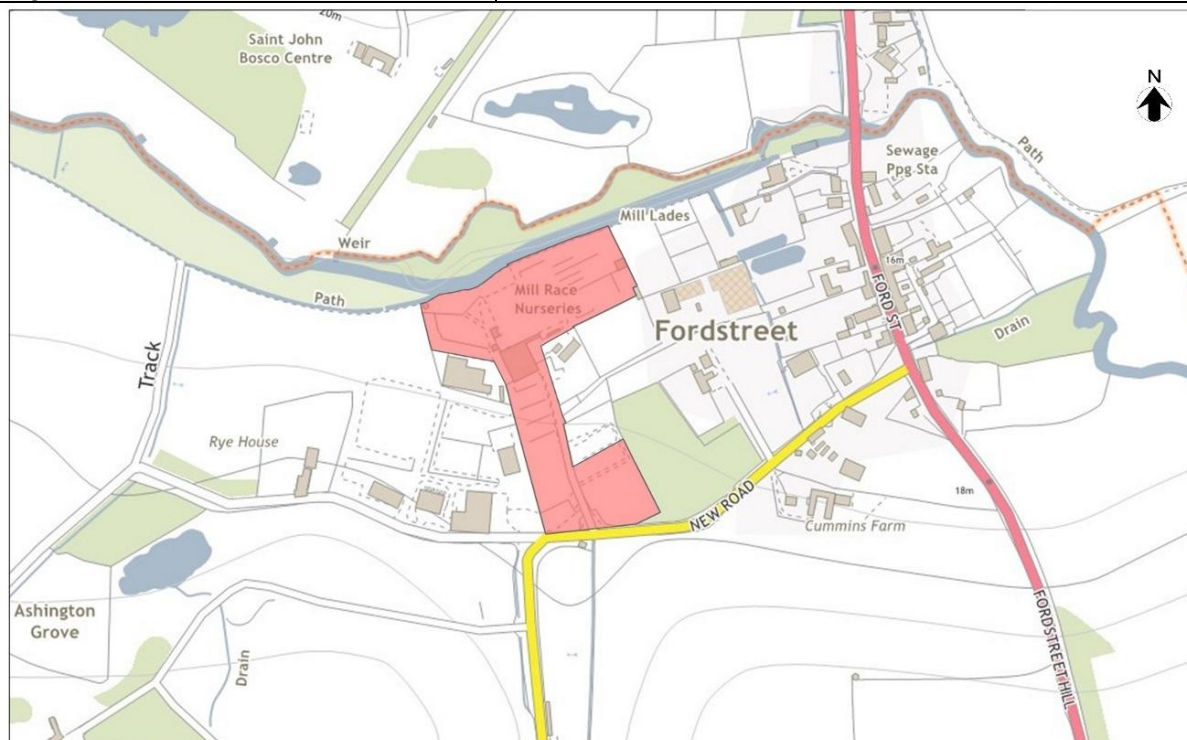
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced.
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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?	Amber - part brownfield, part greenfield
What is the agricultural land classification?	Red – Grades 1 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, RAMSAR	Green - site is not located within any designations listed
Is the site located within any of the following local designations? Local Wildlife	Green - site is not located within any designations listed

Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt	
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.
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	n/a
Distance to secondary school	n/a
Distance to supermarkets /convenience stores	Amber – site is within 2km of a supermarket/convenience store.
Distance to GP surgeries	n/a
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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.
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	12138
Site Name	Mill Race Nursery, Aldham
Settlement	Aldham
Site Size	2.94 ha
Proposed Use	Commercial



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Stage 1 - Suitability

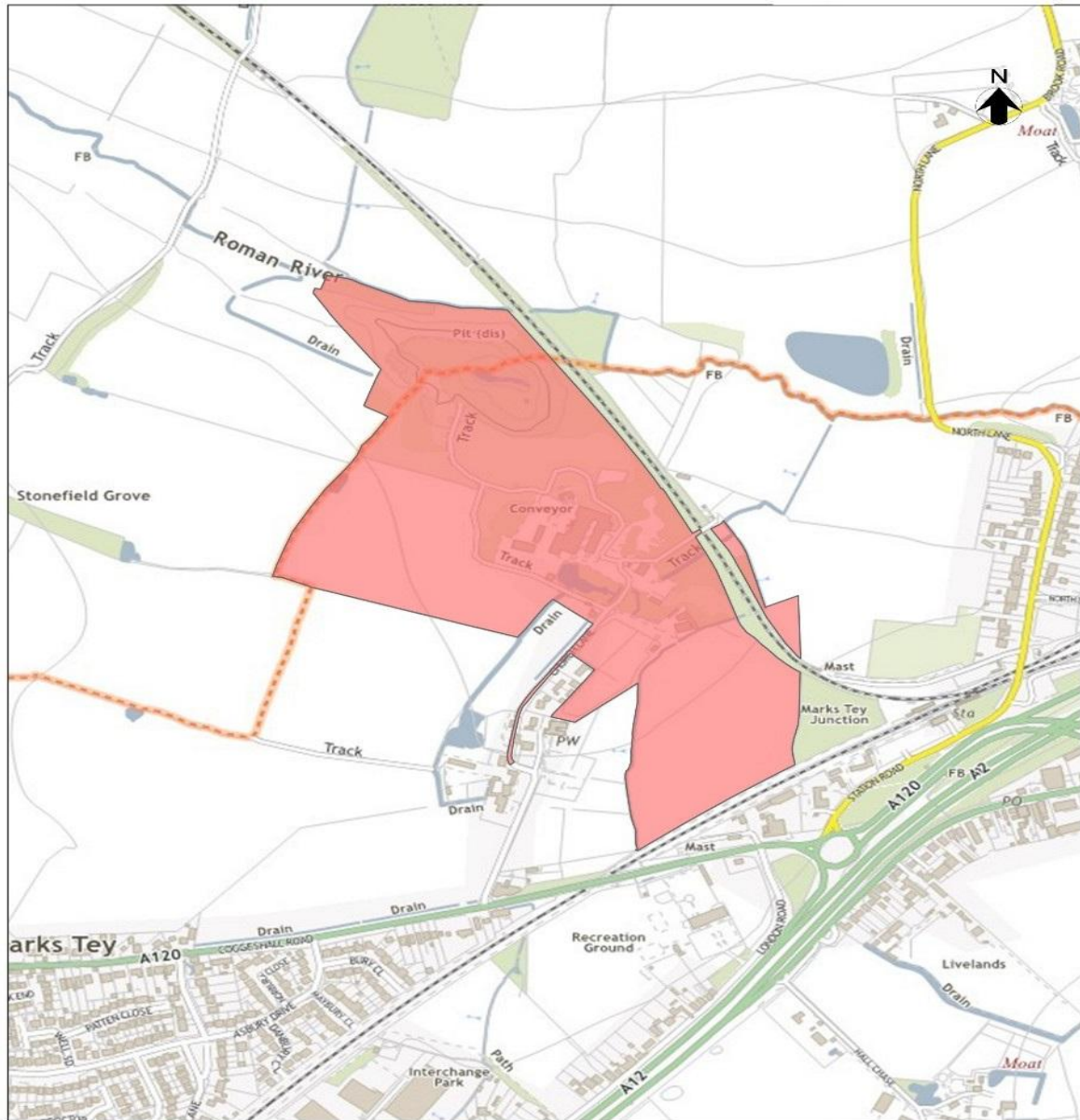
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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?	Green - brownfield (approx. 75% plus)
What is the agricultural land classification?	Amber – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	n/a
Distance to secondary school	n/a
Distance to supermarkets /convenience stores	Red - Site is in excess of 2km of a supermarket/convenience store
Distance to GP surgeries	n/a
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	12145
Site Name	Land West Marks Tey Station
Settlement	Marks Tey
Site Size	4 ha
Proposed Use	Residential



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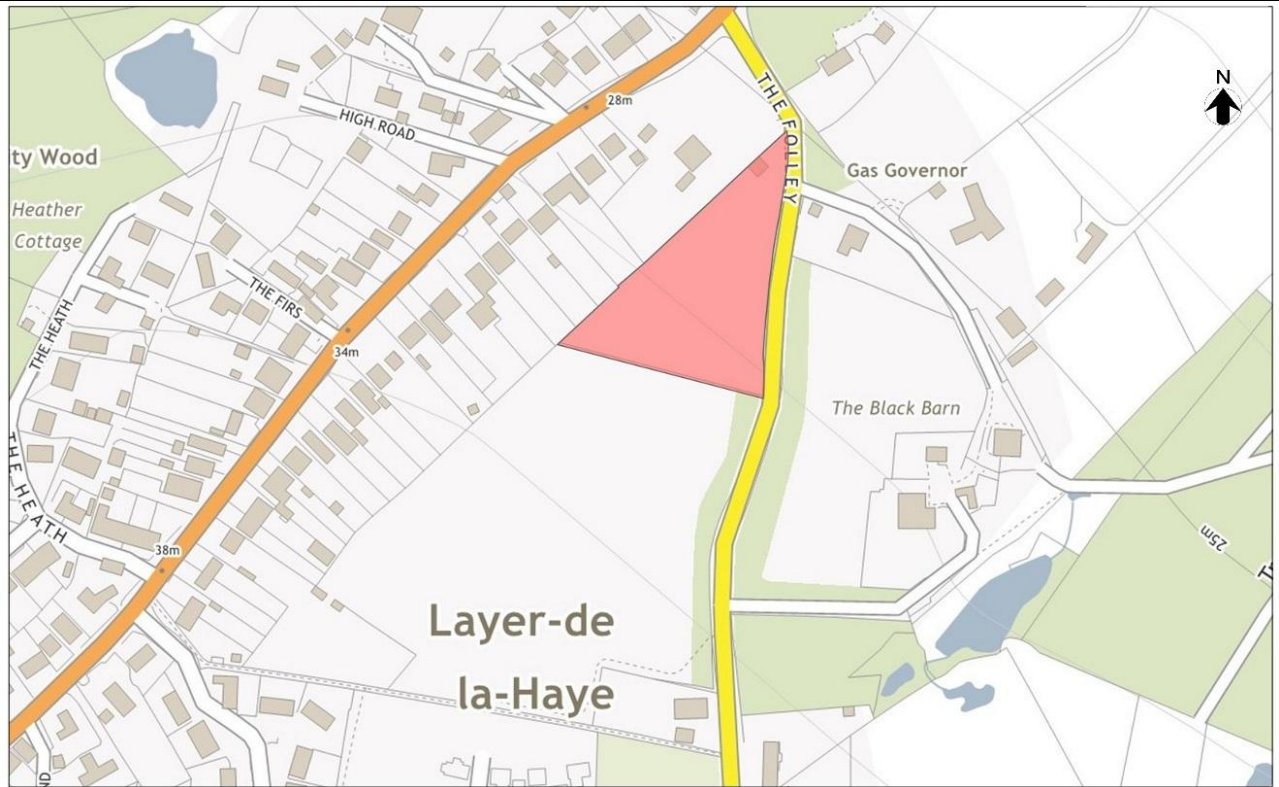
Stage 1 - Suitability	
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings

Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	

Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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	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 - 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	

Assessment criterion	RAG Status and reason
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.
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	12618
Site Name	Nightingale Corner, Layer de la Haye
Settlement	Layer
Site Size	0.82 ha
Proposed Use	Residential



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Stage 1 - Suitability

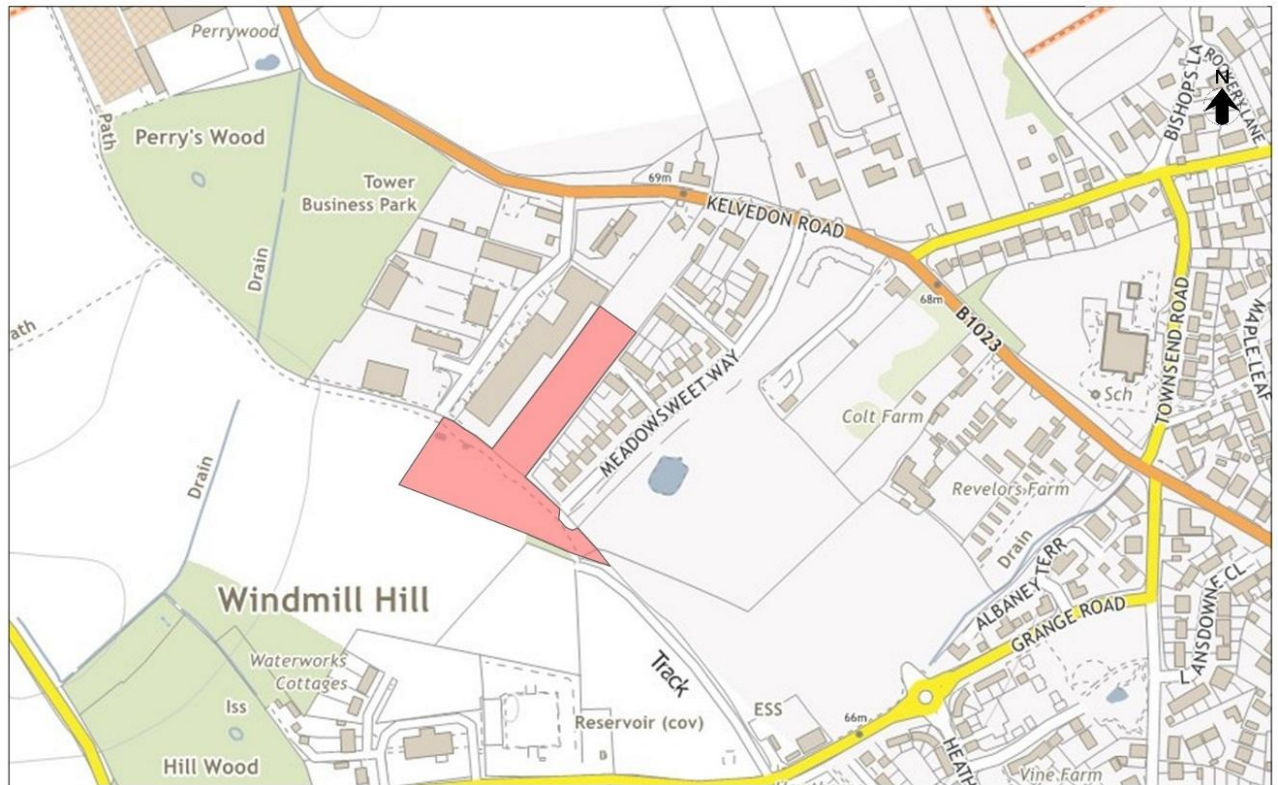
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Green - Site is within 800m of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	12856
Site Name	Land South of Tower Business Park
Settlement	Tiptree
Site Size	0.6 ha
Proposed Use	Commercial



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Stage 1 - Suitability

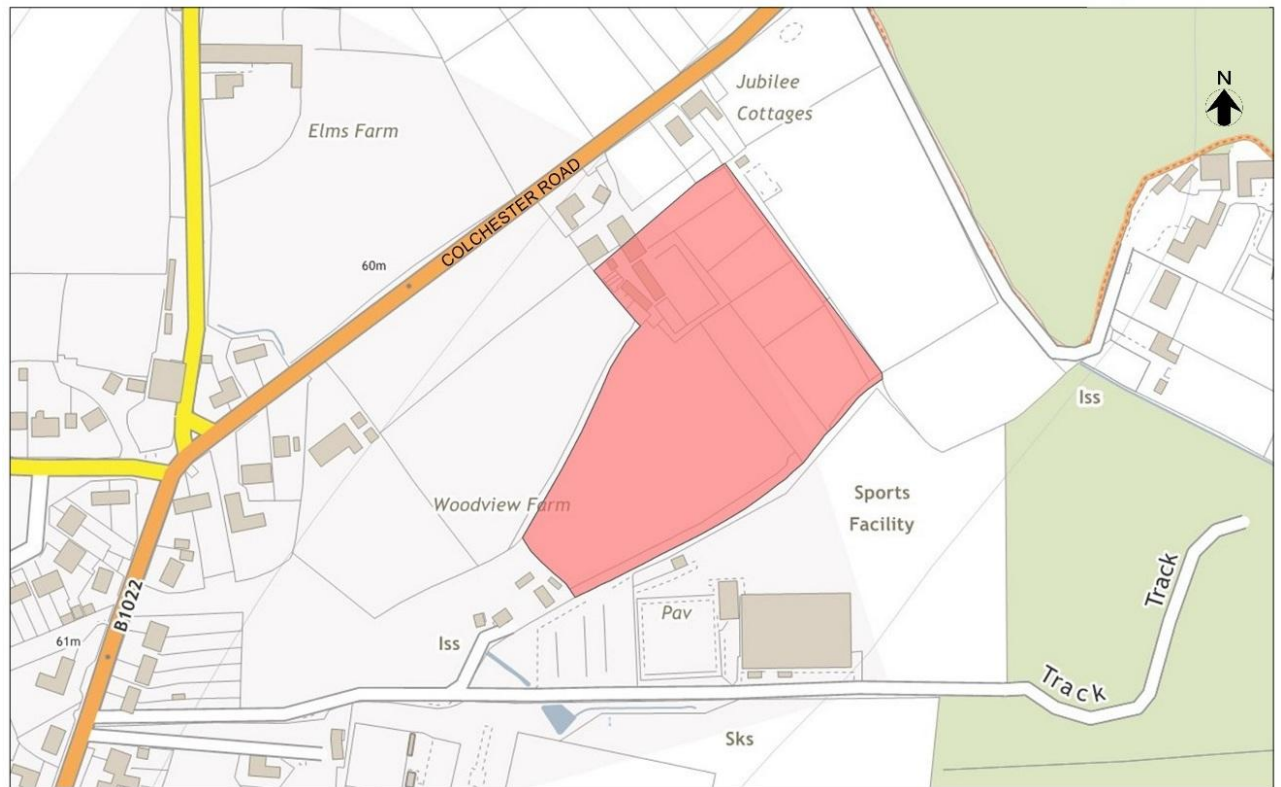
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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?	Amber – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	N/A
Distance to secondary school	N/A
Distance to supermarkets /convenience stores	Red - Site is in excess of 2km of a supermarket/convenience store
Distance to GP surgeries	N/A
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	12932
Site Name	Land South Colchester Road (Site B)
Settlement	Tiptree
Site Size	2.31 ha
Proposed Use	Residential



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Stage 1 - Suitability

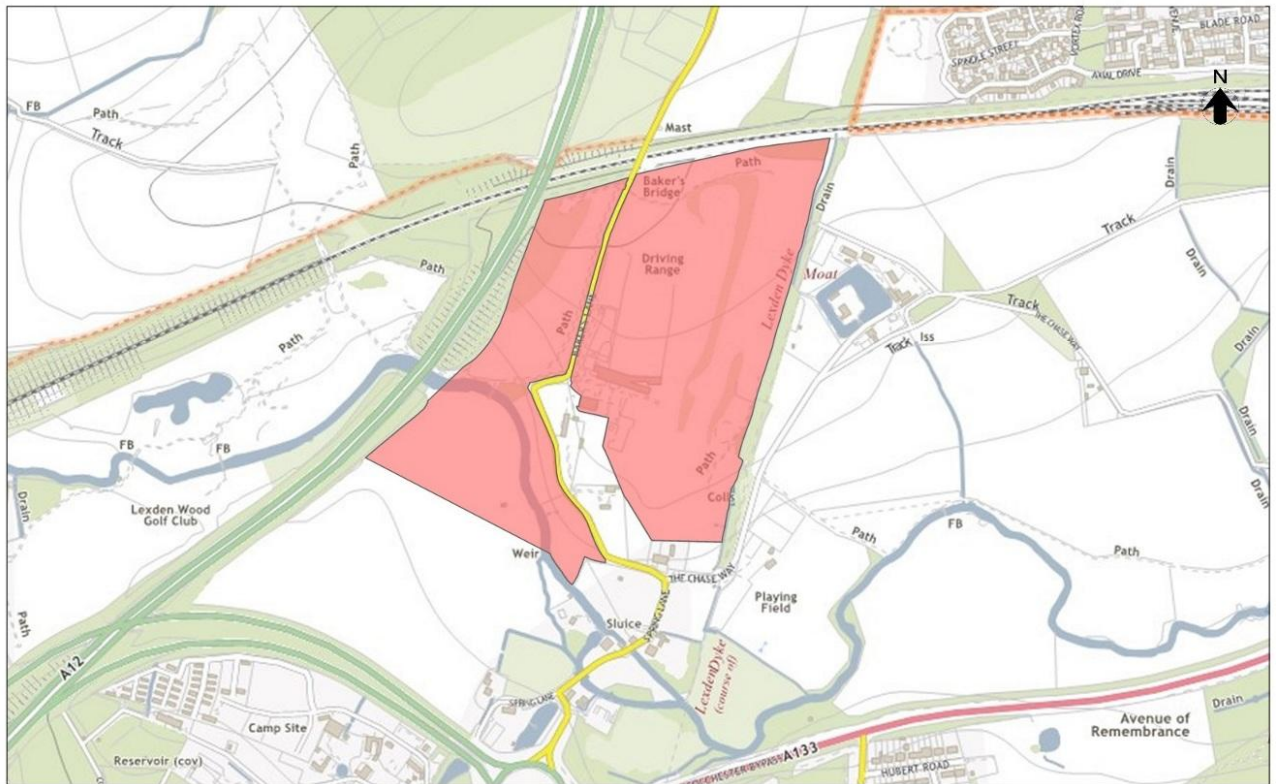
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Green - Site is within 800m of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	13110
Site Name	Lexden Wood Golf Club
Settlement	Colchester
Site Size	23.71 ha
Proposed Use	Commercial/ leisure



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Stage 1 - Suitability

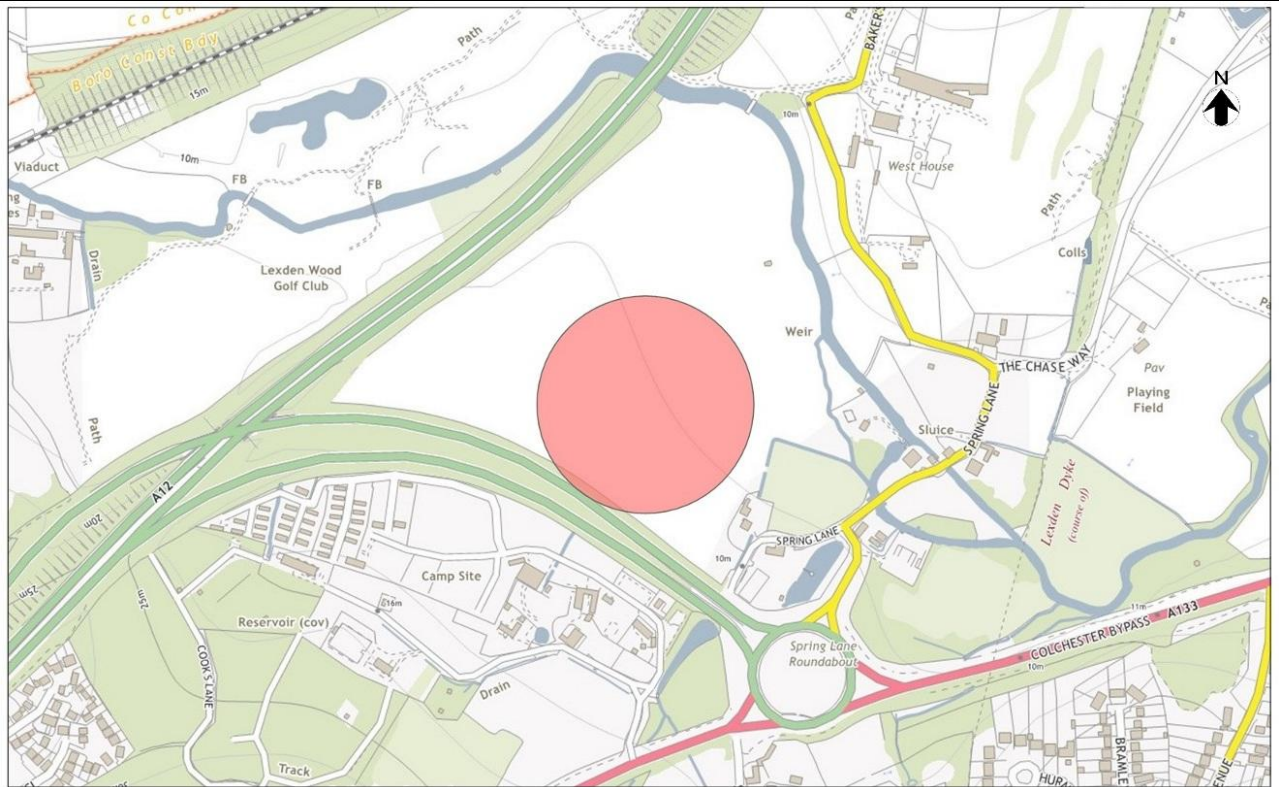
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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	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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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?	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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	n/a
Distance to secondary school	n/a
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	n/a
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	13121
Site Name	Land of Spring Lane, Colchester
Settlement	Colchester
Site Size	1.5 ha
Proposed Use	Infrastructure



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Stage 1 - Suitability

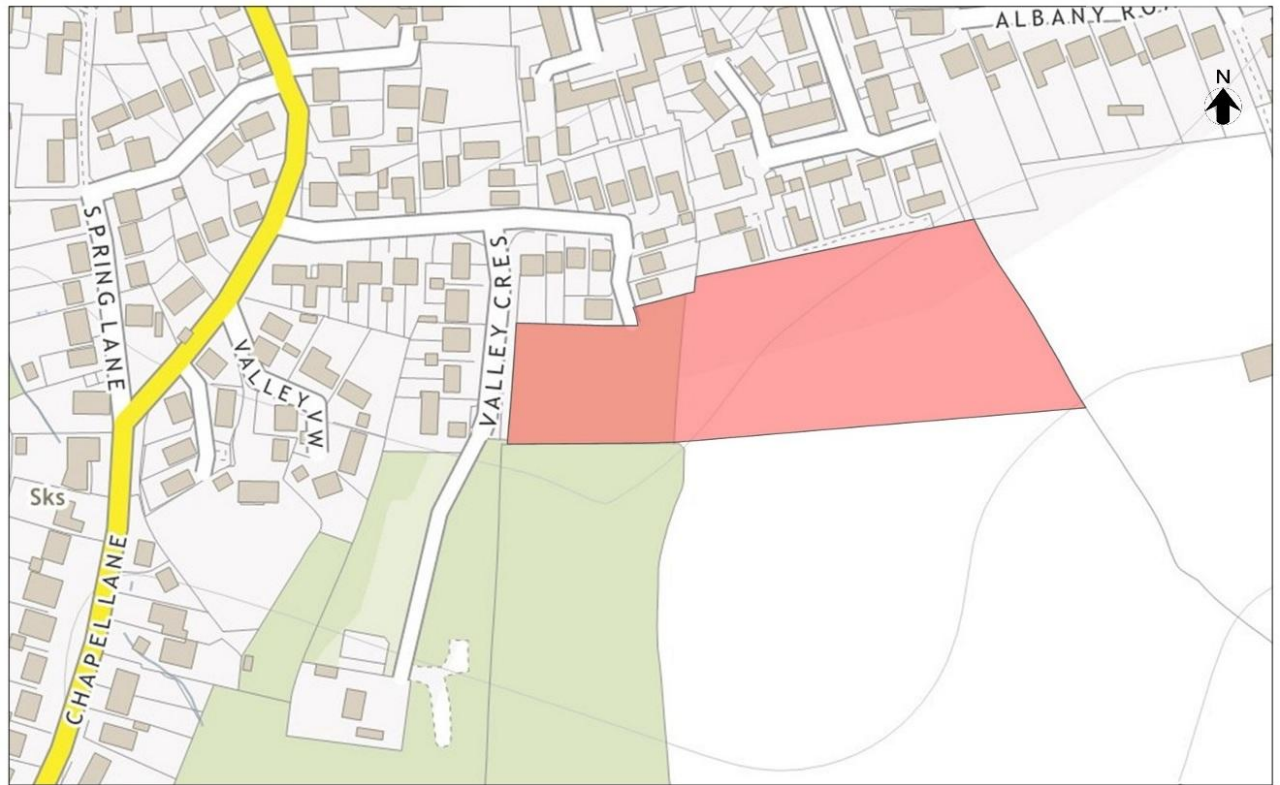
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	n/a
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	n/a
Distance to secondary school	n/a
Distance to supermarkets /convenience stores	Amber – Site is within 2km of a supermarket/convenience store.
Distance to GP surgeries	n/a
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 within a Minerals Safeguarding 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

JDI Ref	13158
Site Name	Land off Valley Crescent, West Bergholt
Settlement	West Bergholt
Site Size	1.6 ha
Proposed Use	Residential



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Stage 1 - Suitability

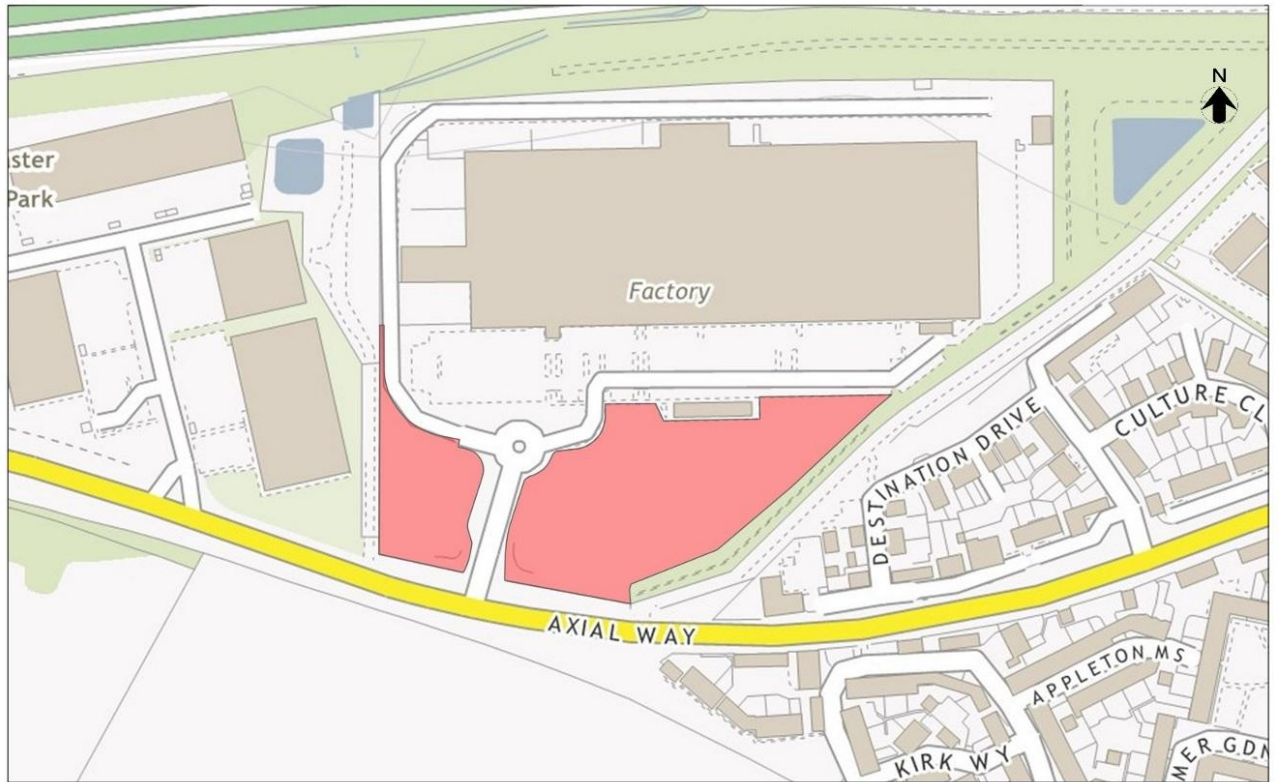
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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?	Red – Grades 1 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, RAMSAR	Green - site is not located within any designations listed
Is the site located within any of the following local designations? Local Wildlife	Green - site is not located within any designations listed

Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt	
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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Green - Site is within 800m of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	13209
Site Name	Land North Axial Way
Settlement	Colchester
Site Size	1.07 ha
Proposed Use	Commercial



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Stage 1 - Suitability

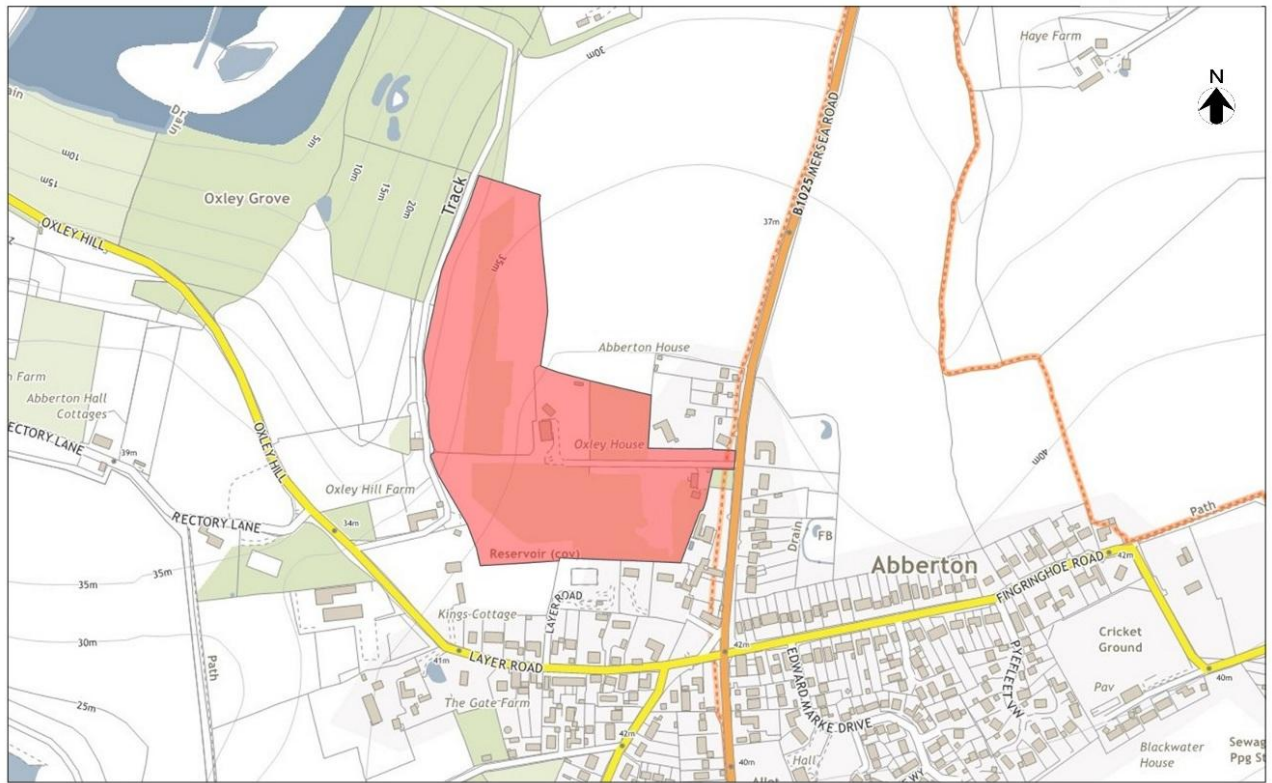
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	n/a
Distance to secondary school	n/a
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	n/a
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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	Green - site is vacant or its current use can cease at short notice

development on the site from coming forward?	
Does the site have a history of unimplemented permissions?	Green - No unimplemented permissions
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	13280
Site Name	Oxley House
Settlement	Abberton
Site Size	7.50 ha
Proposed Use	Residential



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Stage 1 - Suitability

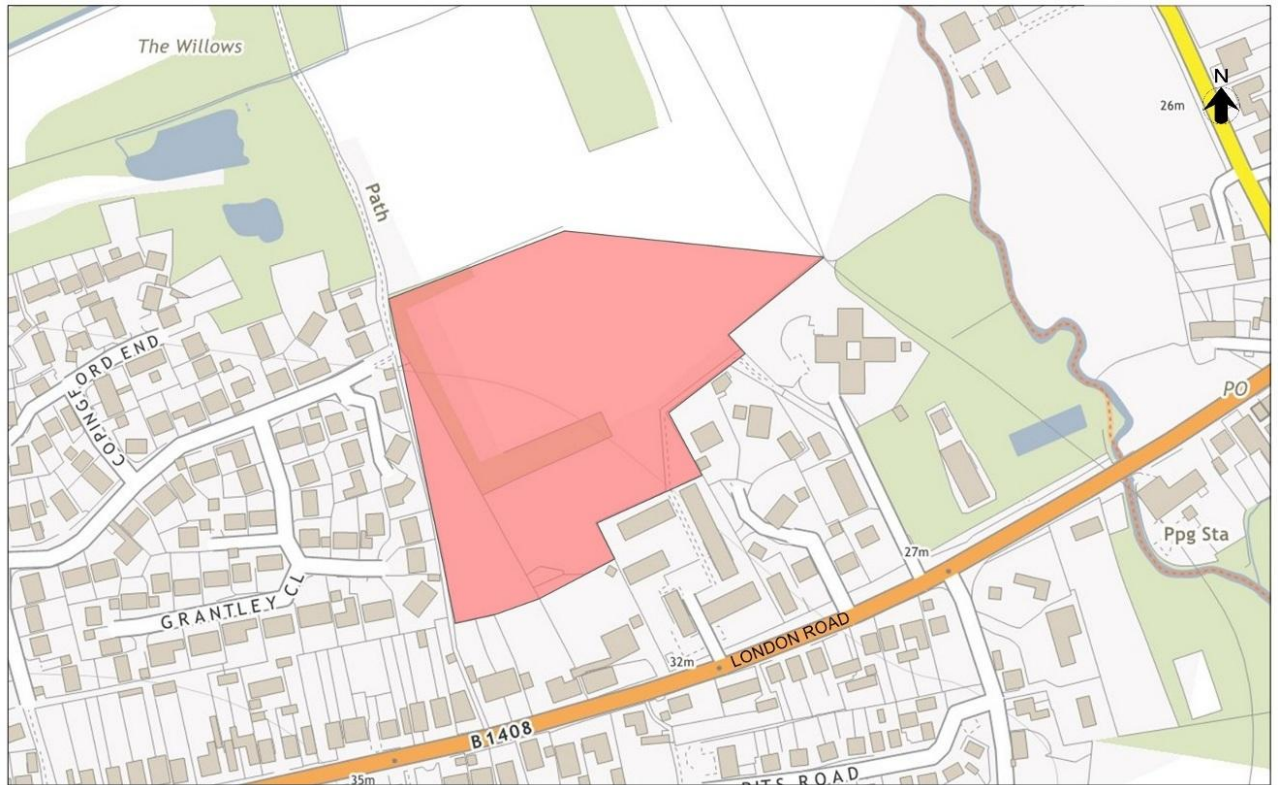
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	13620
Site Name	Land East of Queensberry Avenue
Settlement	Copford
Site Size	2.84 Ha
Proposed Use	Residential



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Stage 1 - Suitability

Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings.
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced.
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside.

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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?	Red – Grades 1 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	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 wholly located within a Critical Drainage Area
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	13905
Site Name	Land East of Harwich Road, Colchester
Settlement	Colchester
Site Size	1.88 Ha
Proposed Use	Residential



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Stage 1 - Suitability

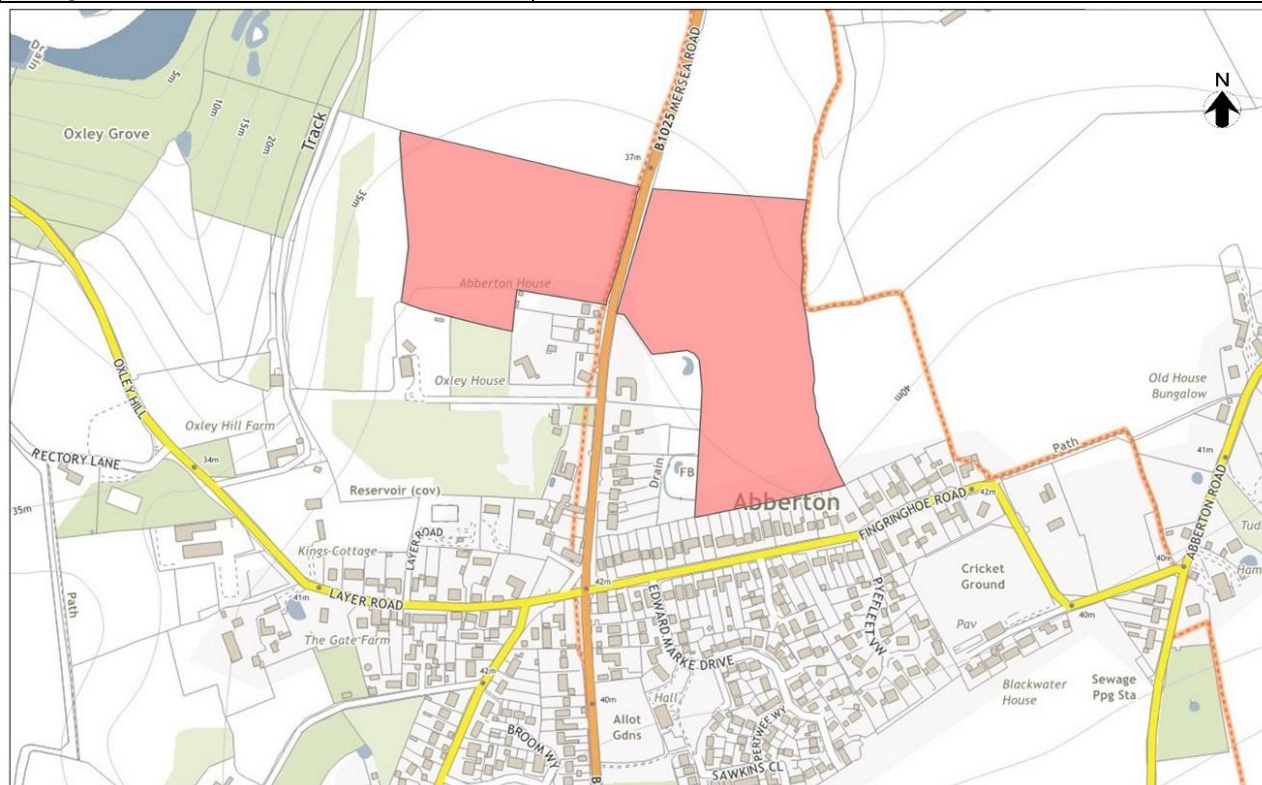
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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	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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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?	Amber - site is partially within or adjacent to a Critical Drainage Area
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	13977
Site Name	Mersea Road
Settlement	Abberton
Site Size	9.37 ha
Proposed Use	Residential



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Stage 1 - Suitability

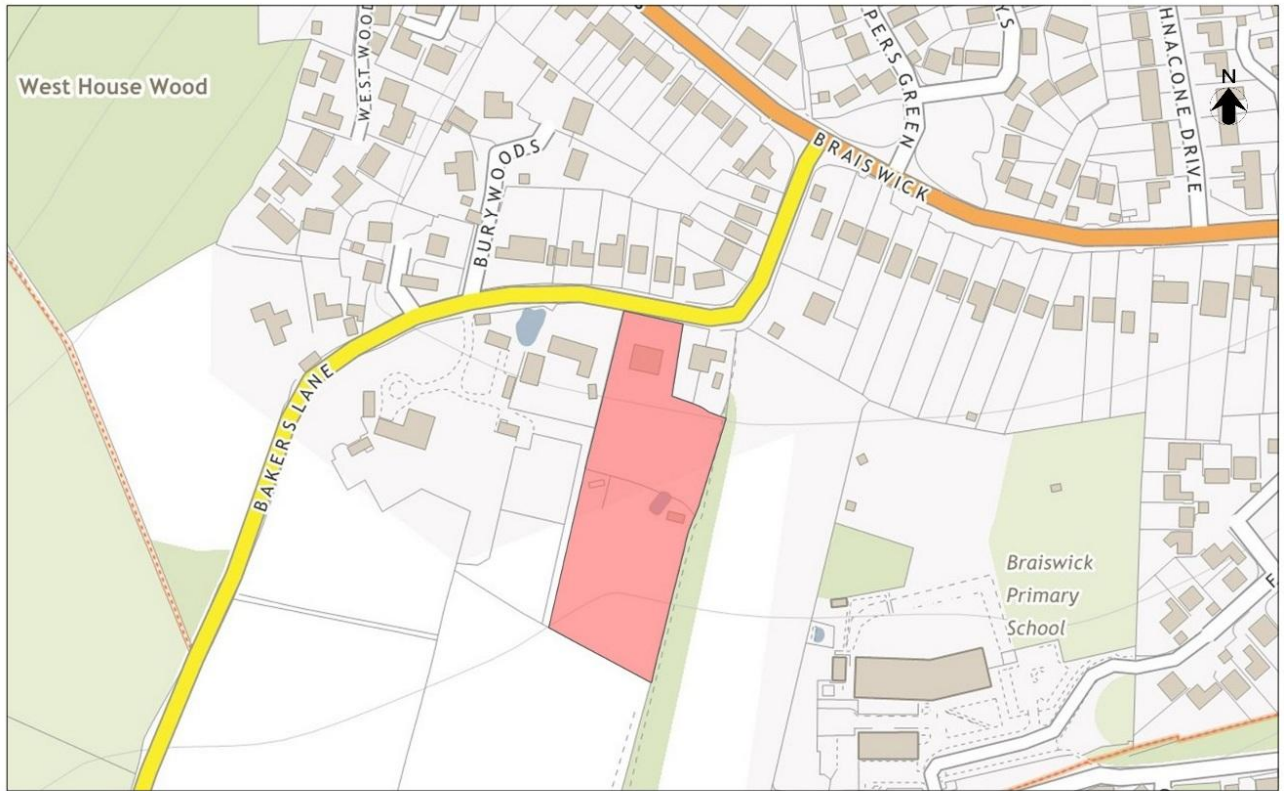
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	14009
Site Name	18 Bakers Lane
Settlement	Colchester
Site Size	1.09 ha
Proposed Use	Residential



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Stage 1 - Suitability

Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable – Site is partially or not all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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.
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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	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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Green - Site is within 400m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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.
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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.

JDI Ref	14040
Site Name	Shaws Farm
Settlement	Colchester
Site Size	12.34 ha
Proposed Use	Residential



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Stage 1 - Suitability

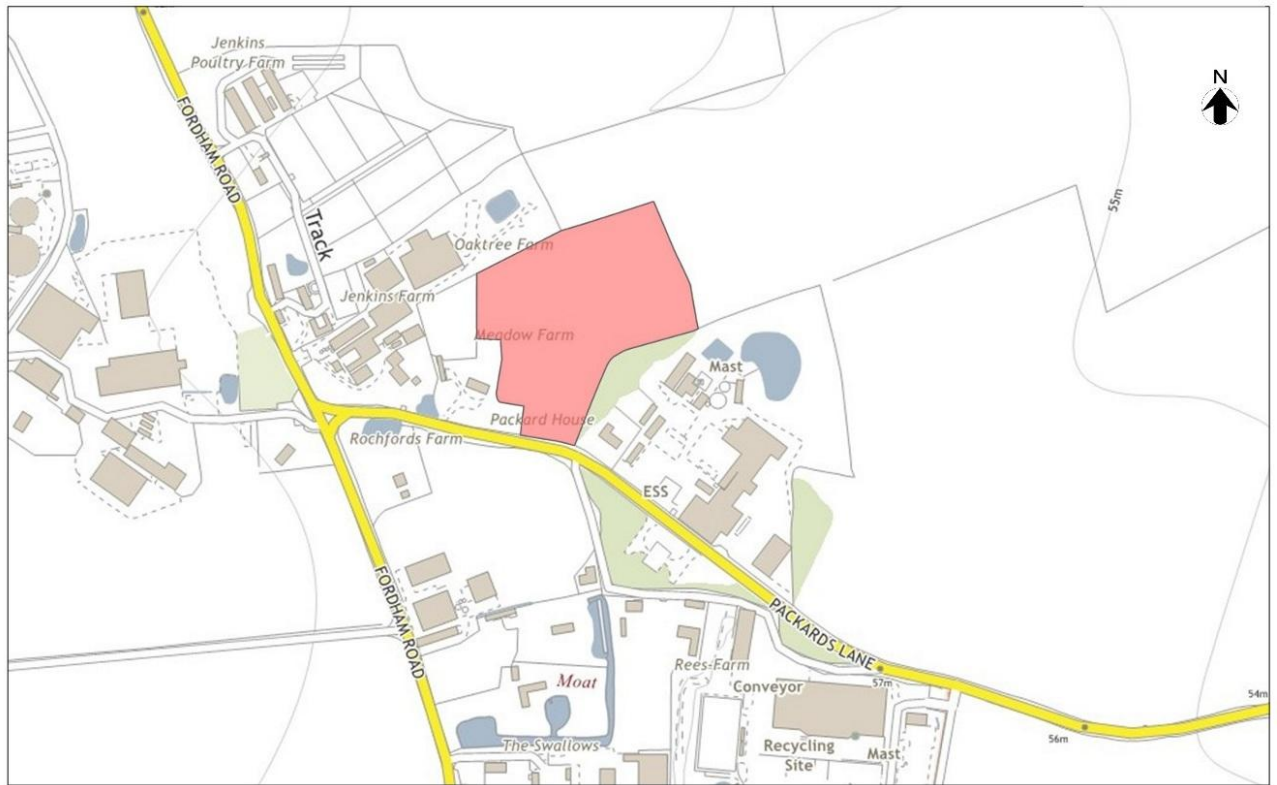
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	Amber - development would result in the 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	14051
Site Name	Packards Lane, Wormingford
Settlement	Wormingford
Site Size	2.41 ha
Proposed Use	Residential



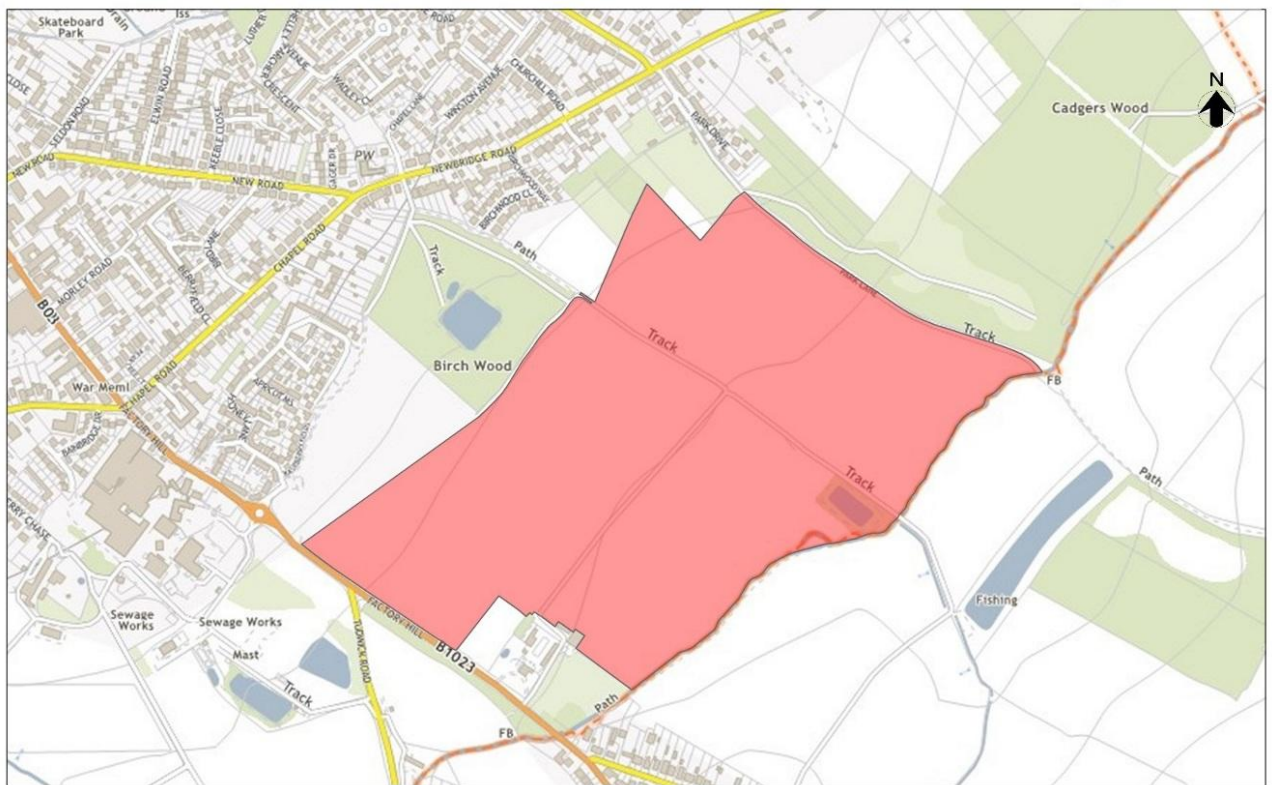
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Stage 1 - Suitability

Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Unsuitable - Site is physically isolated in the open countryside.
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Failed stage 1 - Site is physically isolated in the open countryside.	

JDI Ref	14054
Site Name	Land at Brook Hall Farm
Settlement	Tiptree
Site Size	41.23 ha
Proposed Use	Residential



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Stage 1 - Suitability

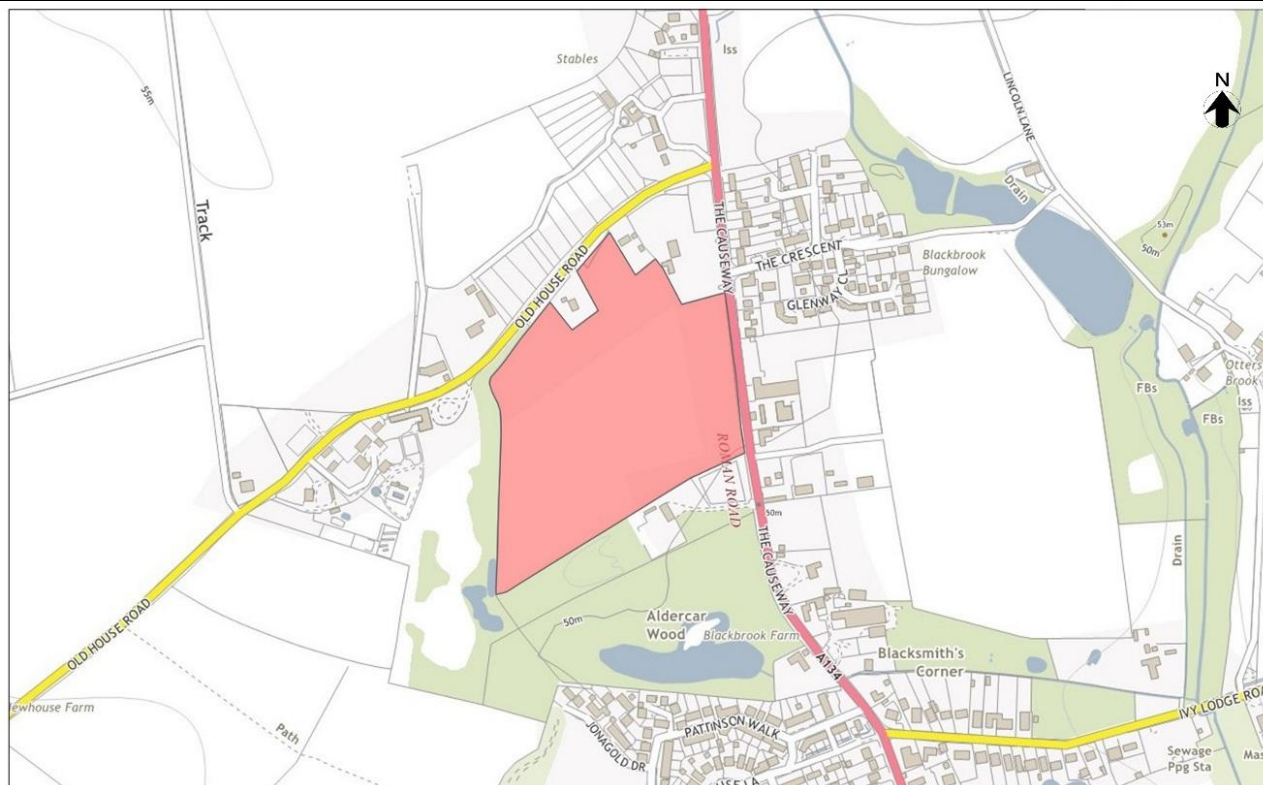
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 – Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, RAMSAR	Green - site is not located within any designations listed
Is the site located within any of the following local designations? Local Wildlife	Green - site is not located within any designations listed

Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt	
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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	14065
Site Name	Land South of Old House Road
Settlement	Great Horkesley
Site Size	6.46 ha
Proposed Use	Residential



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Stage 1 - Suitability

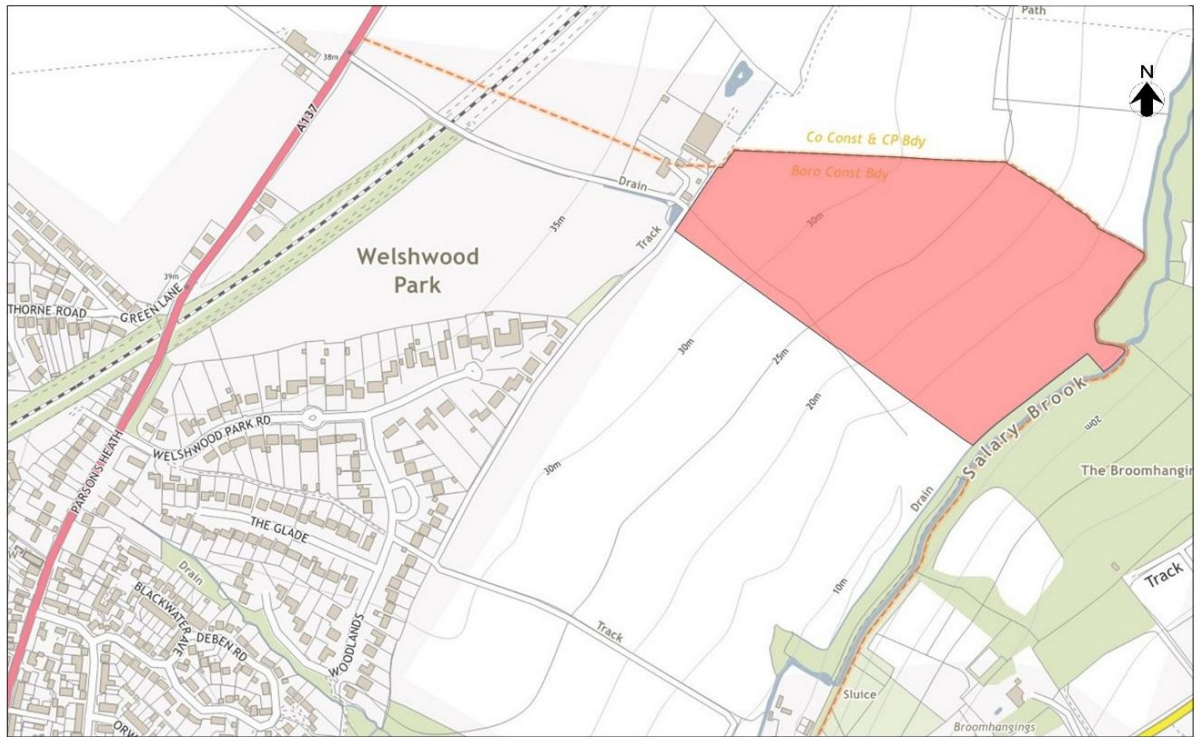
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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.

JDI Ref	14066
Site Name	Land at Bromley Road
Settlement	Colchester
Site Size	10 Ha
Proposed Use	Residential



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Stage 1 - Suitability

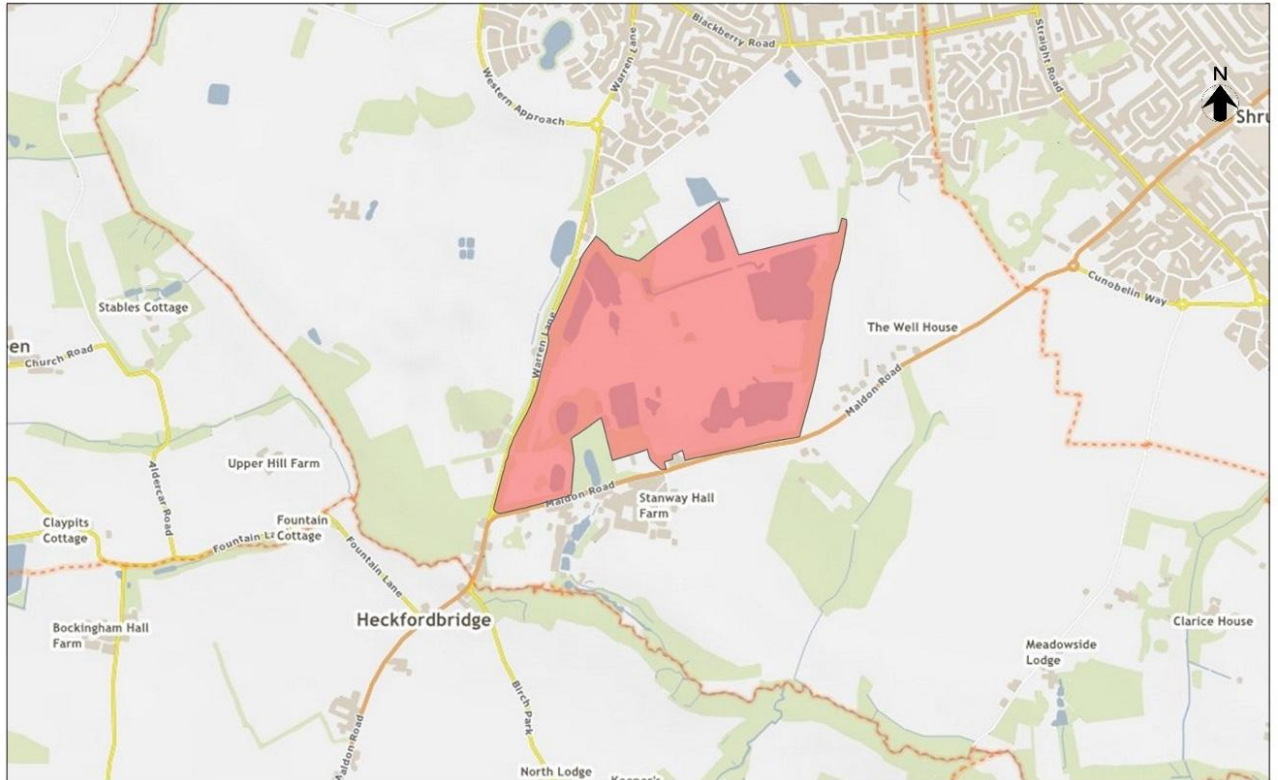
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced.
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	14073
Site Name	Land East of Warren Lane
Settlement	Colchester
Site Size	155.57 ha
Proposed Use	Commercial



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Stage 1 - Suitability

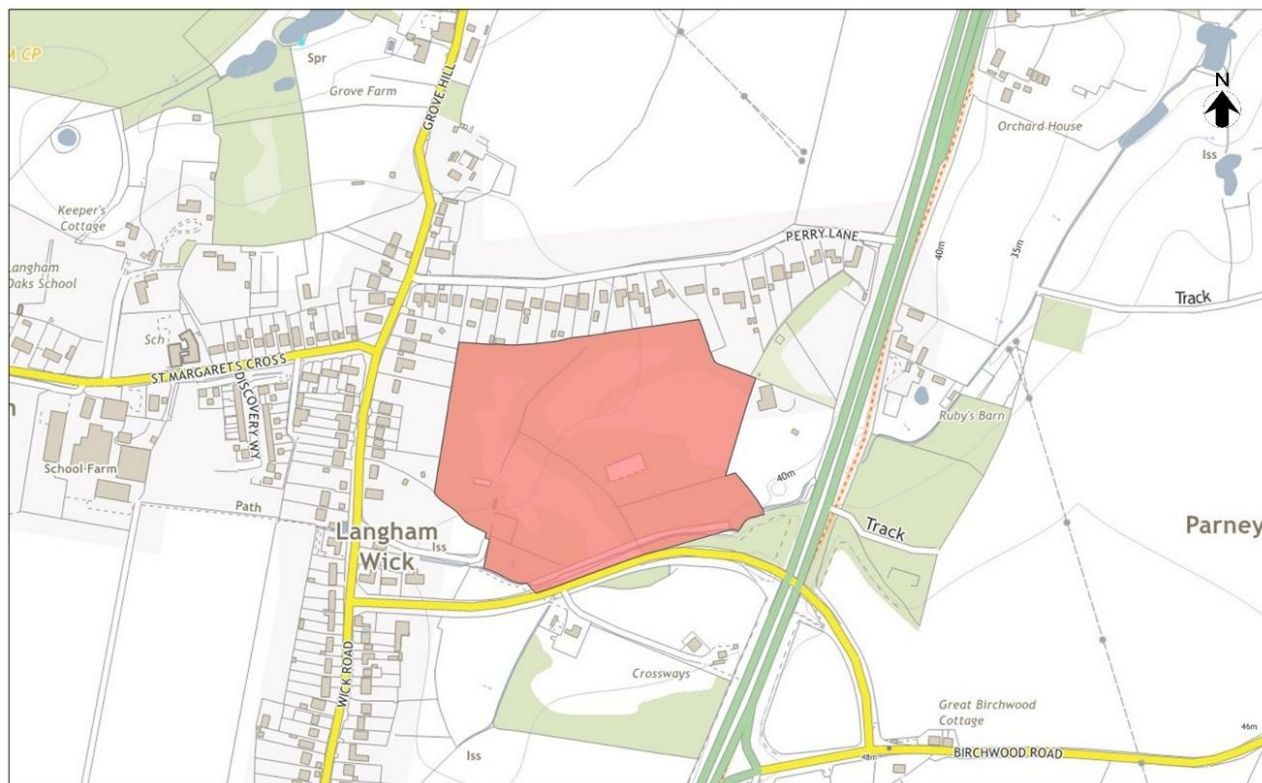
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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	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?	Red – Grades 1 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	n/a
Distance to secondary school	n/a
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	n/a
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	14079
Site Name	Land North of Birchwood Road
Settlement	Langham
Site Size	7.69 ha
Proposed Use	Residential



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Stage 1 - Suitability

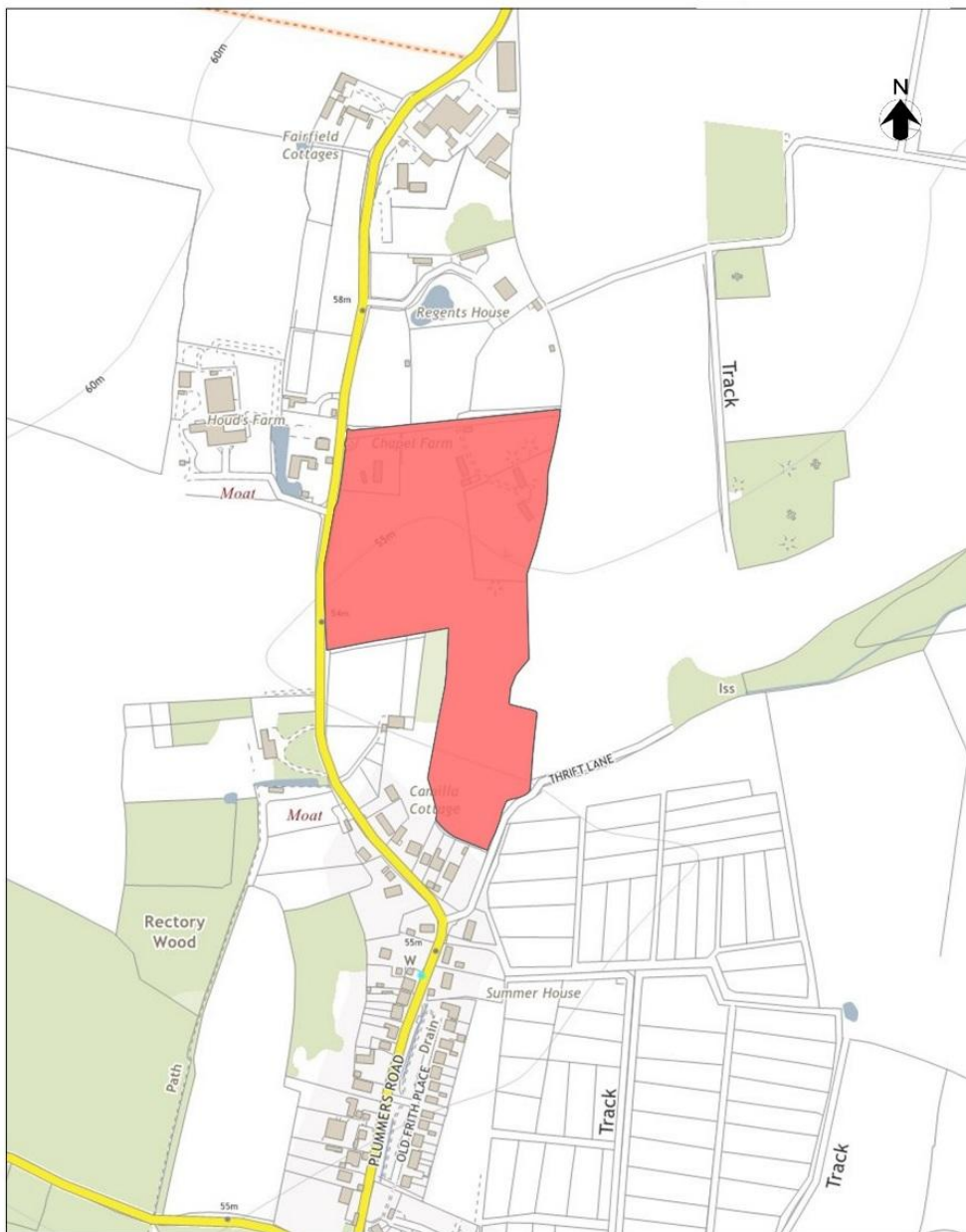
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Red - Site is within 800m of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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.

JDI Ref	14134
Site Name	Chapel Farm, Fordham
Settlement	Fordham
Site Size	5.91 ha
Proposed Use	Residential



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Stage 1 - Suitability

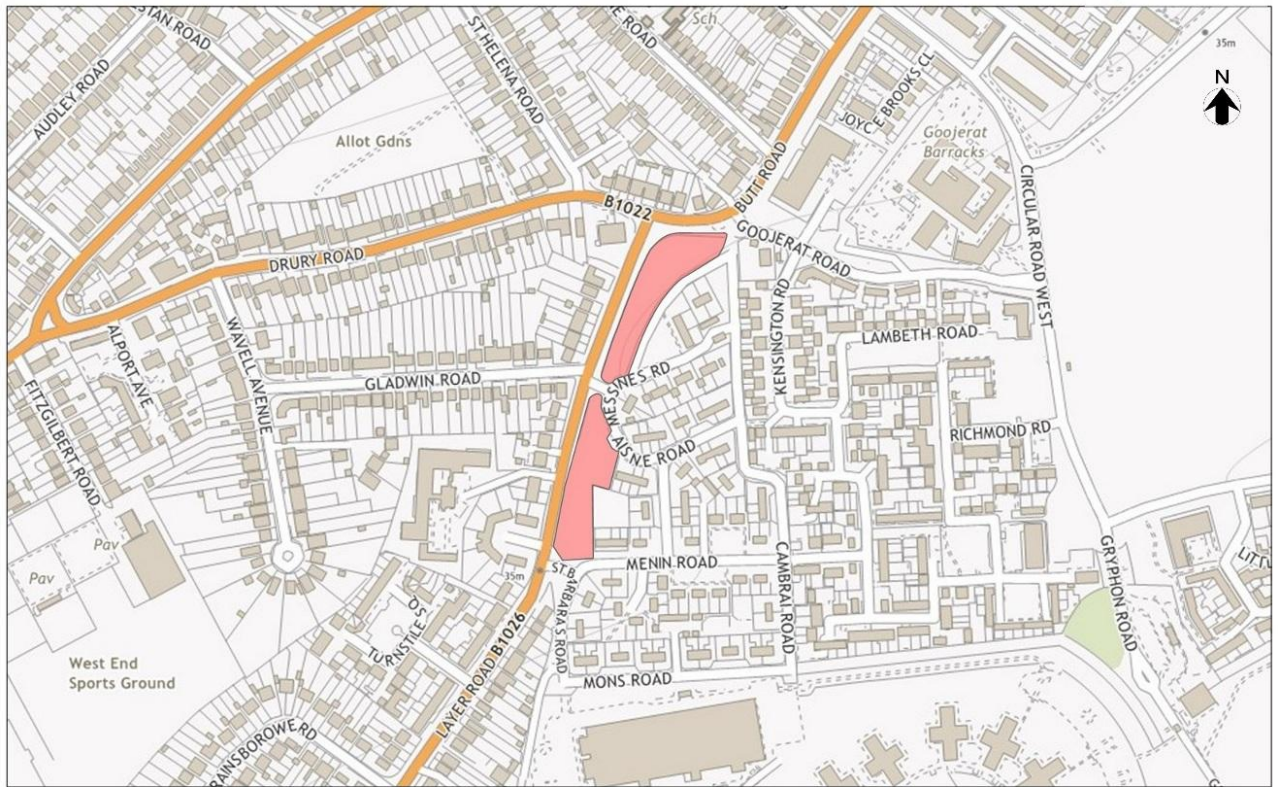
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings

Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	

Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Red - Site is in excess of 2km of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	

Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	14145
Site Name	Drury Meadows, Colchester
Settlement	Colchester
Site Size	0.86 ha
Proposed Use	Residential



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Stage 1 - Suitability

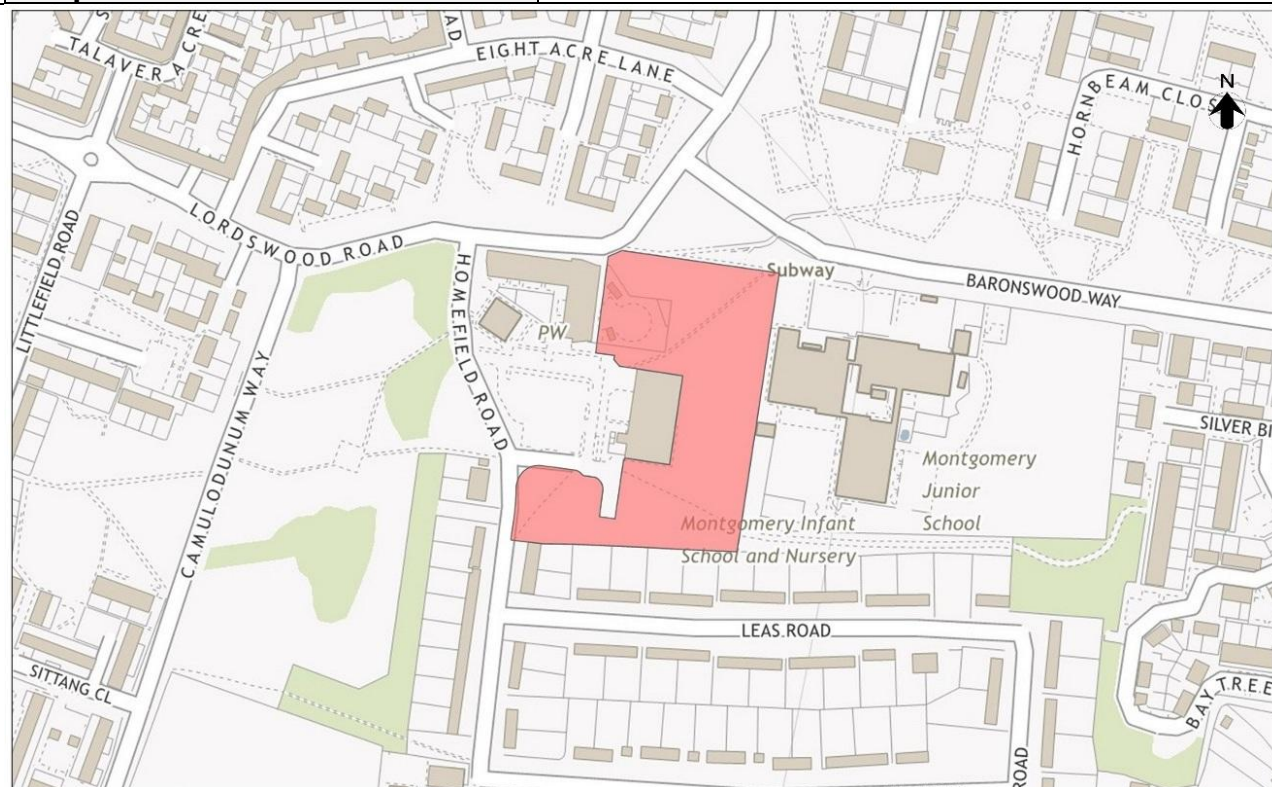
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 - Urban
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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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?	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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Green - Site is within 400m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	14146
Site Name	Land South of Baronswood Way, Colchester
Settlement	Colchester
Site Size	0.9 ha
Proposed Use	Residential



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Stage 1 - Suitability

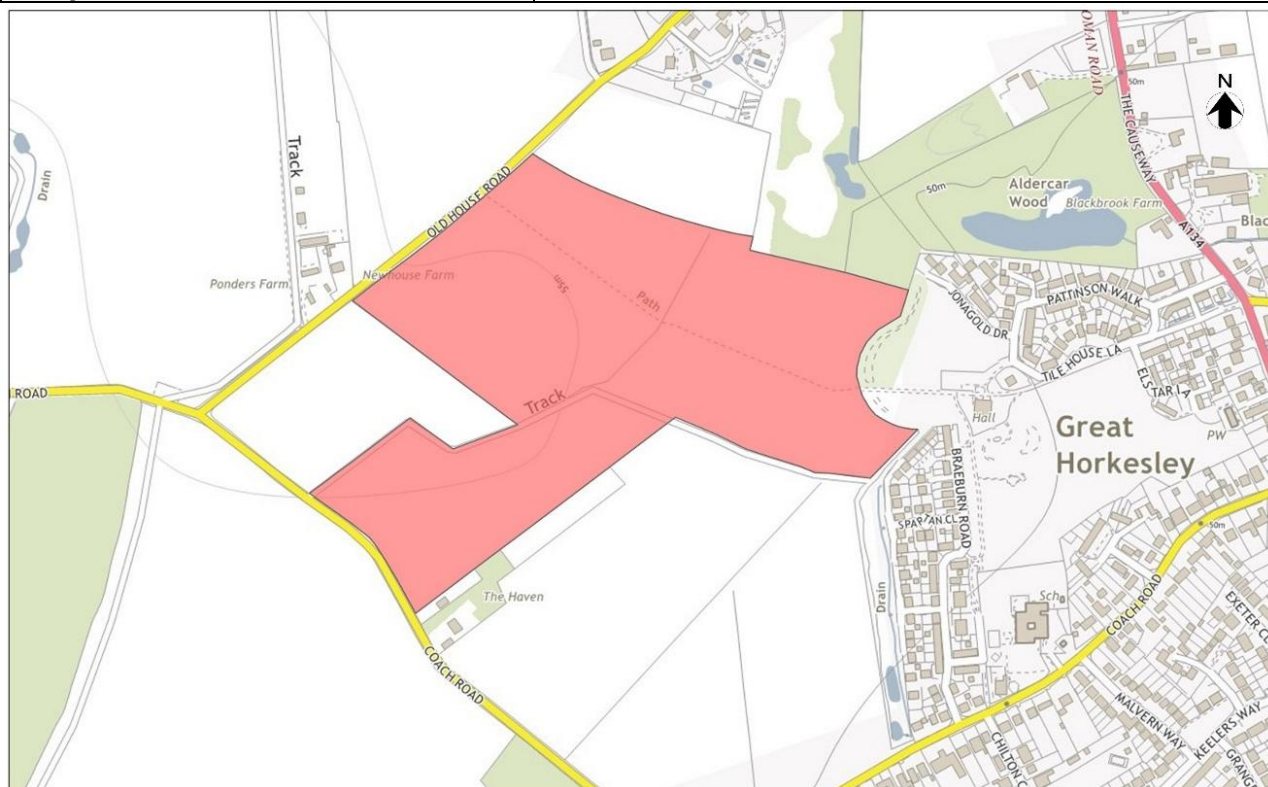
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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?	Green - Urban
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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	Green - site is not located within a Critical Drainage Area
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Green -Site is within 400m of a primary school
Distance to secondary school	Amber -Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	14290
Site Name	Land North Coach Road, Great Horkesley
Settlement	Great Horkesley
Site Size	23.43 ha
Proposed Use	Residential



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Stage 1 - Suitability

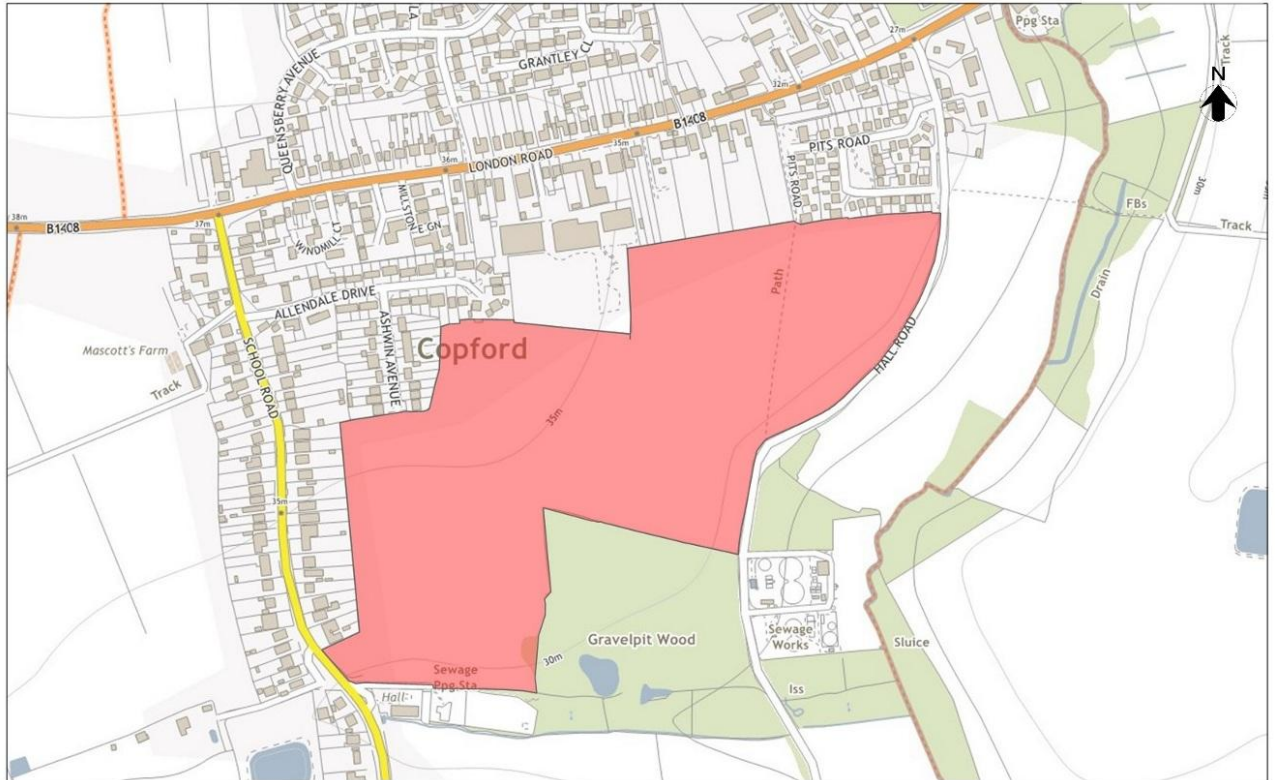
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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 - 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?	Amber - development would result in the 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Green - Site is within 400m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	14306
Site Name	School Road
Settlement	Copford
Site Size	17.48 ha
Proposed Use	Residential



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Stage 1 - Suitability

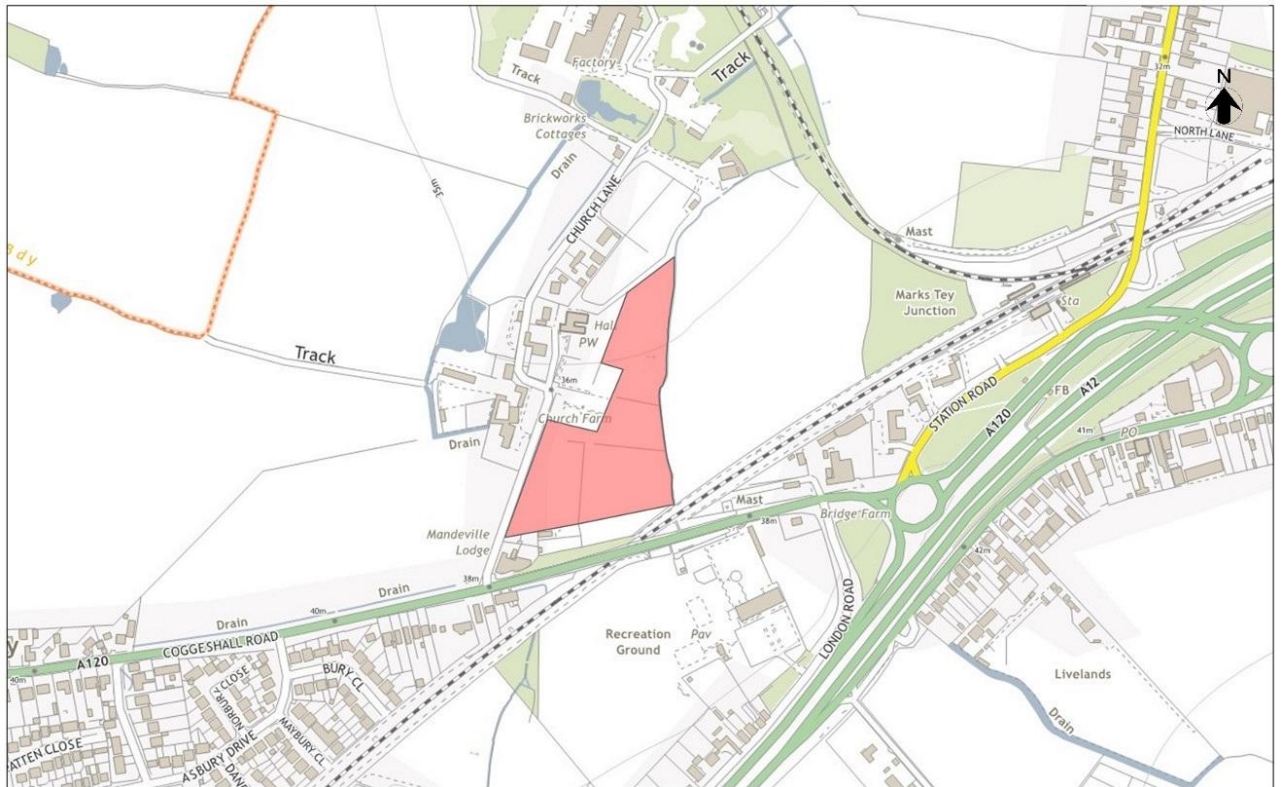
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 - Grade 3a or 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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	14348
Site Name	Church Lane, Marks Tey
Settlement	Marks Tey
Site Size	2.59 ha
Proposed Use	Residential



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Stage 1 - Suitability

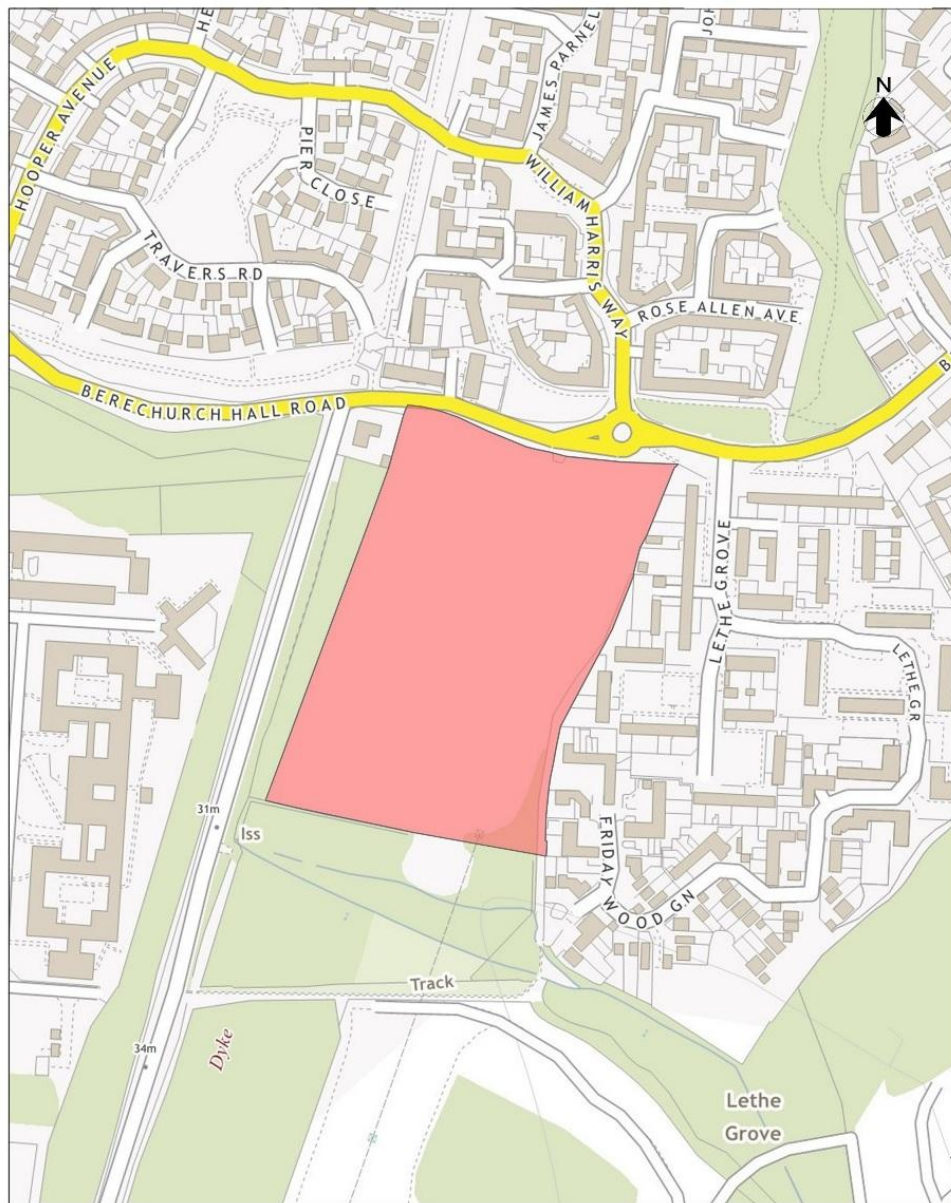
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road.
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Amber - Site is within 2km of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	14542
Site Name	Land adjacent Lethe Grove
Settlement	Colchester
Site Size	3.90 ha
Proposed Use	Residential



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Stage 1 - Suitability

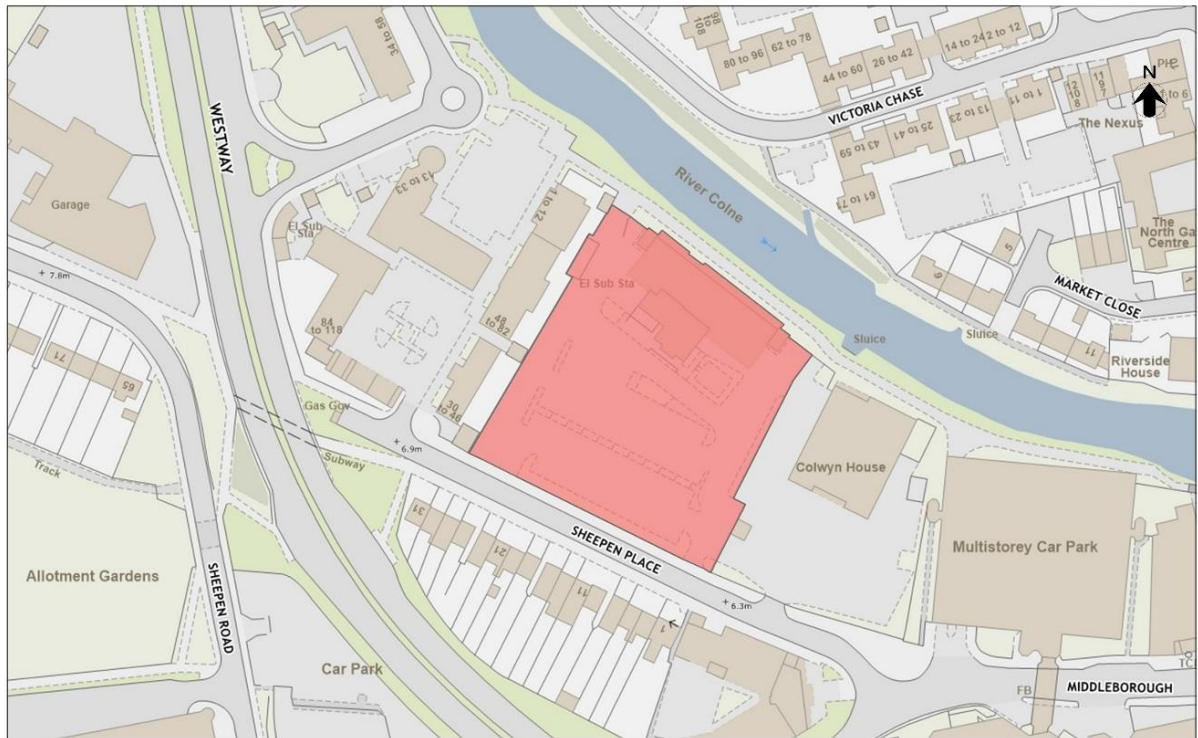
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings

Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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?	Green – non-agricultural
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

Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Red - Site is in excess of 2km of GP surgeries
Stage 2 – Section 2: Availability	

Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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 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

JDI Ref	N/A
Site Name	Sheepen Place
Settlement	Colchester
Site Size	0.5 Ha
Proposed Use	Residential



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Stage 1 - Suitability

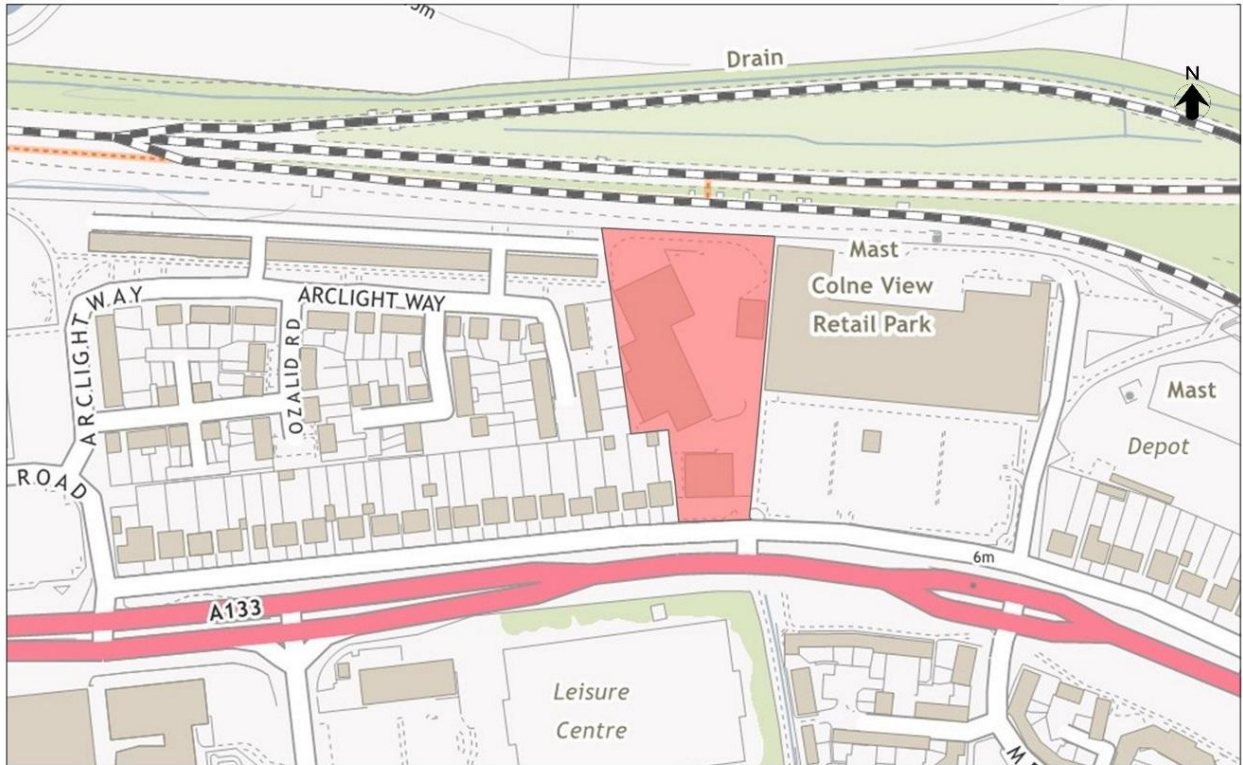
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033.
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 - Urban
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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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?	Red - site is wholly located within a Critical Drainage Area
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Green - Site is within 400m of a primary school
Distance to secondary school	Green - Site is within 800m of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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?	Amber- Site owned by 2 or more 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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	N/A
Site Name	Former Land Rover site
Settlement	Colchester
Site Size	0.73 Ha
Proposed Use	Residential



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Stage 1 - Suitability

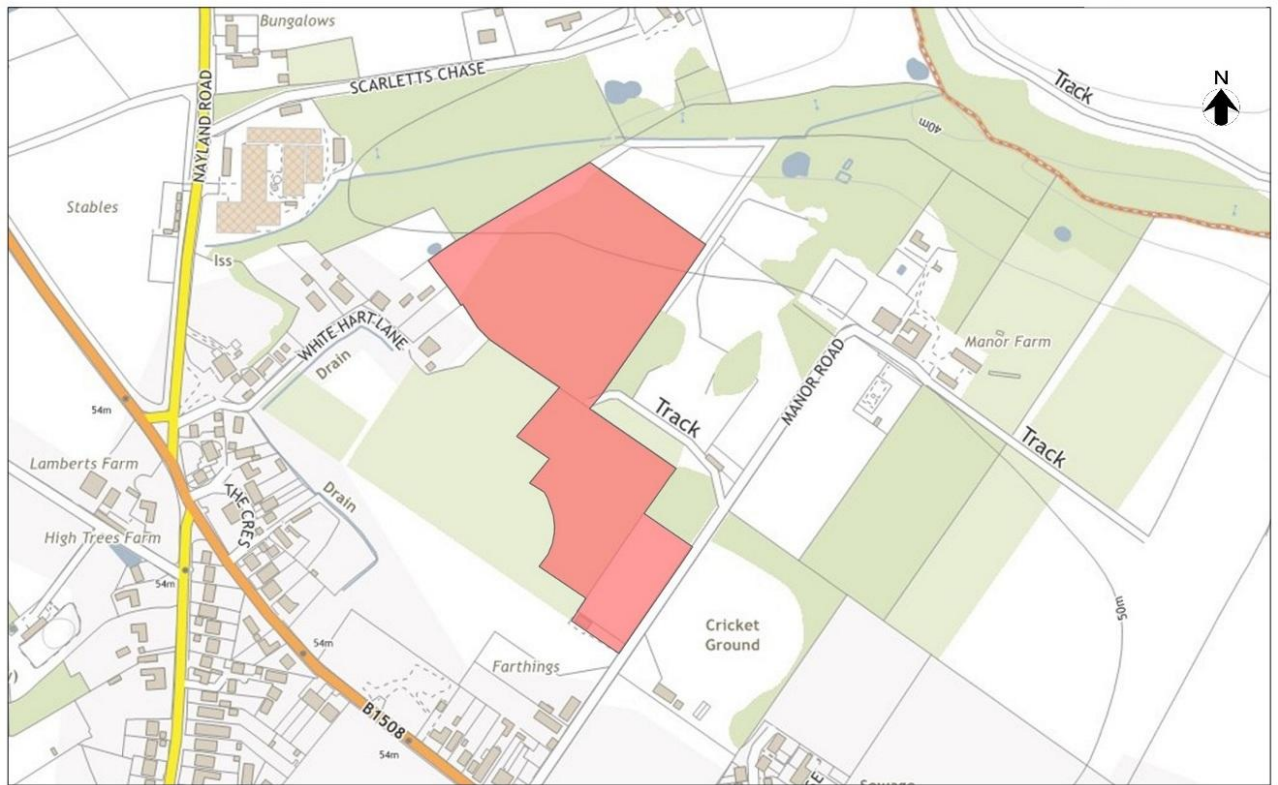
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3

Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 - Urban
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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Red - Site is in excess of 801m of a primary school
Distance to secondary school	Amber - Site is within 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Amber - Site is within 2km of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	14544 (also incorporates ref 12135)
Site Name	PP42 Extension
Settlement	West Bergholt
Site Size	8.5 Ha
Proposed Use	Residential



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Stage 1 - Suitability

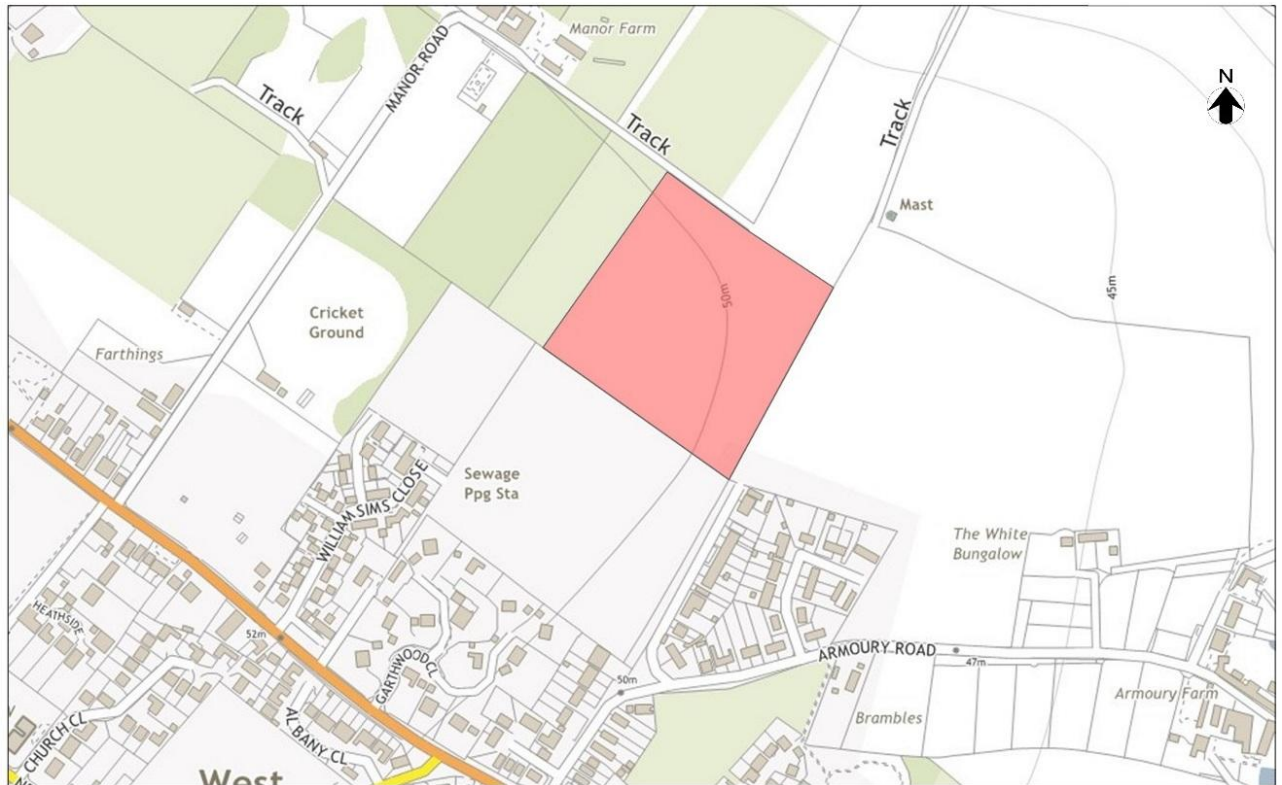
Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033
Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside

Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Green - Site is within 800m of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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 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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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

JDI Ref	14547
Site Name	PP43 Extension
Settlement	West Bergholt
Site Size	7.2 Ha
Proposed Use	Residential



Stage 1 - Suitability

Assessment criterion	Suitable/Unsuitable?
Is the site for fewer than 5 dwellings or less than 0.25 ha (or 500m ² of floor space)?	Suitable - site is above 0.25ha or has capacity to accommodate more than five dwellings
Does the site have extant planning permission? Has development commenced?	Suitable - site does not have an extant planning permission or site has extant planning permission but development has not commenced
Is the site already allocated for development in the Colchester Local Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted by 2033?	Suitable - site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted by 2033

Is the site physically isolated in the open countryside?	Suitable - the site is not physically isolated in the open countryside
Is the site wholly located within flood zone 3?	Suitable - the site is not in Flood Zone 3
Is the site wholly located within any of the following designations? AONB, SSSI, SAC, SPA, SAM, Ancient Woodland, RAMSAR	Suitable - site is partially or not at all located within a designation
Can the site be access by vehicle from the public highway?	Suitable - site has highways access. Site is adjacent to a classified road
Stage 2 – Section 1: Suitability	
Assessment criterion	RAG Status and reason
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 and 2 (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
Stage 2 – Section 1: Natural and Historic Environment Constraints	
Assessment criterion	RAG Status and reason
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), Scheduled Ancient Monument (SAM), Ancient Woodland, 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
Stage 2 – Section 1: Access to Key Services	
Assessment criterion	RAG Status and reason
Distance to primary schools	Amber - Site is within 401 and 800m of a primary school
Distance to secondary school	Red - Site is in excess of 2km of a secondary school
Distance to supermarkets /convenience stores	Green - Site is within 800m of a supermarket/convenience store
Distance to GP surgeries	Green - Site is within 800m of GP surgeries
Stage 2 – Section 2: Availability	
Assessment criterion	RAG Status and reason
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
Stage 2 – Section 3: Achievability	
Assessment criterion	RAG Status and reason
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?	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