

Strategic Housing Land Availability Assessment

Site name	Land Surrounding Little Oaks, Pennsylvania Lane
Reference number	TIP41
Settlement	Tiptree
Size	4.5 ha developable (verified)
Proposed use/s	Residential / Affordable / Open Space / Warden Assisted Accommodation
Site Owner	Mrs Alice Harrington
Agent / Promoter	

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

This site is on the Pennsylvania Lane and adjacent to the existing development boundary for Tiptree which is demarcated by Pennsylvania Lane. Planning was granted for a bungalow on the land in the early 1950's. No application since.

This site is in close proximity to TIP34 (Fourwinds, Pennsylvania Lane), TIP18 (Culver Farm, Pennsylvania Lane) and TIP54) so it may be prudent to consider this site in any composite-site deliberations concerning Pennsylvania Lane development. Also it takes in the non-proforma site TIP21.

In addition, this site is in close proximity to current planning application for Florence Park (Colchester United's Training Ground) and it may be any decision on this site is influenced by the outcome. It is believed that this application has been wrongly placed on the map and refers to the Vine farm site and that to the north of Grange Road.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Zone 1, approximately a quarter of the site is medium-high risk of surface water flooding being close to the pits and low-risk of surface water flooding on Pennsylvania Lane.
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	4.5x.85x30=114 4.5x.7x30=94
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside but adjoins current boundary; using CBC Local Development Framework's proposal map (Oct 2010) for Tiptree. Site adjacent to other developments in Pennsylvania Lane and close to Florence Park.
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	<u>Landscape Character Assessment:</u> No obvious reference to this site. <u>Historical Environment Character Assessment:</u> No obvious reference to this site other than generic statement on potential of below ground deposits in undeveloped areas (of which this is one). <u>Wildlife Sites:</u> There is no direct reference to this site.
1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	Directly from Pennsylvania Lane off Grange Road although this lane, a restricted byway, is not suitable for heavy traffic and widening may be problematic or subject to objection from current occupiers of dwellings adjoining it. The Maldon Road end is a private road and is separated from the Grange Road end by a narrow path. The site is also close to Perry Road, but would involve travel along Pennsylvania Lane and is also close to Harrington Close, of which the final part is private and of restricted width.

Stage 1B: Second sieve

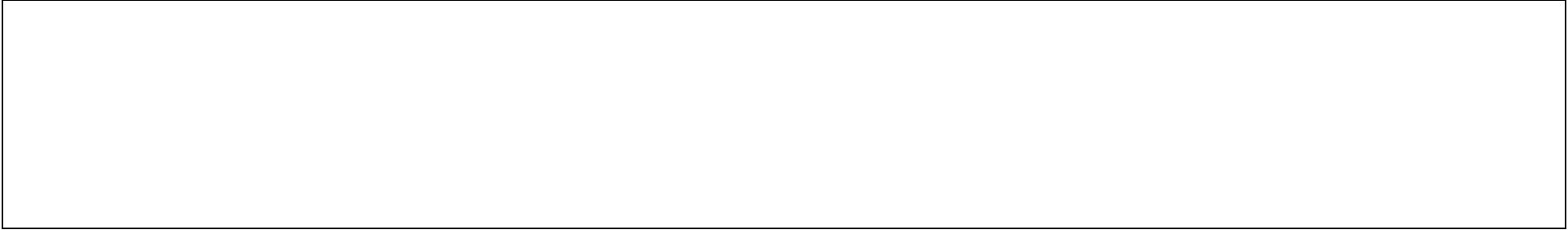
This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO. Search of Colchester Planning site did not highlight any current applications or constraints. There are close planning restrictions and tree preservation orders on other side of Pennsylvania Lane / Harrington Close.
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	NO. CBC Planning Portal does not highlight any current planning applications. Magic does not highlight any concerns for this site.
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		No unless impact to Pennsylvania Lane is considered impractical / prohibitive. And / or Florence Park decision impacts suitability of this site.

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	Consideration will be needed on impact to existing narrow Pennsylvania Lane and whether it will be required from Grange Road or Maldon Road end (or both) or Perry Road / Harrington Close which both present problems.
Stage 1B	G	No current planning applications or intended land use was identified but consideration is needed to ingress/egress via Pennsylvania Lane / Perry Road / Harrington Close. Impact of decision on Florence Park requires consideration e.g. it may have positive impact on suitability of this sites to provide ingress/egress.

Stage 1 Assessment - Steering Group Decision & Comments

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Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it’s been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Offer for land not taken up.	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry		
2.3	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?	G	Call for Sites pro-forma & site visit	Agricultural. Disused farm buildings. Base of a Barn. Immediately available subject to harvest of current crop.	

Summary and conclusion in relation to site availability

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	A	Call for Sites pro-forma and additional information from site promoter / owner	Mains water, electricity. No landline / broadband (pole only), sewerage; gas.	There are other properties nearby, need to check sewerage
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Not stated. Close to restricted byway and local road (Pennsylvania Lane) and private road end of Harrington Close.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	No	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use? Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0	G	Local Plan evidence base - Employment Land Needs Report	Currently agricultural, would need to harvest current crop. No apparent reason why it shouldn't change use.	

3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma	No	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	No. Several sites proposed along Pennsylvania Lane, this one is fourth nearest to Grange Road, hence more infrastructure improvement needed than TIP18 and TIP34 with regard to Grange Road, but closer to Harrington Close.	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info	No, needs expansion of £820,00 already and additional £933,000 forecast. Top 20 need now, top 9 need of 103 in 2021.	
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Baynards (.6 mile) / Milldene – Yes, St. Luke’s / Tiptree Heath marginally no	
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Thurstable School - Yes	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	No recent history.	

3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G		No	
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Summary and conclusion in relation to the site's achievability
No insurmountable problems apart from problems in Tiptree generally.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
	Physical constraints				
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Adjacent to existing residential developments, in the vicinity of a few isolated dwellings.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Pennsylvania Lane and Grange Road. It would be better if the cluster of proposed sites to the west of Pennsylvania Lane could be joined to Grange Road by a new road rather than destroy a traditional country lane. The site is also close to the private part of Harrington Close.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	A	Call for Sites pro-forma	No main sewerage or gas, it would be hoped that the cluster of proposed sites to the west of Pennsylvania Lane justify easy cost effective connection to main services.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	A	Call for Sites pro-forma, mapping, site visit	Mainly agricultural land with some disused agricultural related buildings.	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Predominantly grade 2. Would want to harvest current crop.	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North and West	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Third most popular location E.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Farmland Wildlife Package Area; Nitrate Vulnerable zone – surface water; Drinking Water (Surface Water) Protected and Safeguard Areas; Farmland Birds.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	No designated open space. There is a footpath running on the western boundary and a restricted byway on the eastern boundary. Old byway pathway with considerable wildlife under a high hedge canopy popular with walkers. Sustrans cycle route.	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Zone 1.	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	A	Call for Sites pro-forma, Surface Water Flood map	Low risk along this stretch of Pennsylvania Lane, but increasing to medium further north. Large area of low, medium and high risk on SW end of site, close to but separate from pits. Any loss of bare land will contribute to surface water flooding unless adequate drainage measures are undertaken.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	View from rear of Grange Road properties, other properties along Pennsylvania Lane – Little Oaks in particular, Harrington Close and Perry Road.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	804m to number 91 service, but not particularly frequent. 804m to number 75 service. All of Tiptree could benefit from a more regular service to the railway stations in Kelvedon and Witham.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	4500m from northern limit of Tiptree.	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	804m to Baynards with capacity	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	965m to Thurstable	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	1287m to Medical Centre. A second facility to the north of the village would provide some balance.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1287m to Centre.	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1287 to Business Park or Centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1126m to Trees Estate playground or Caxton Close.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	643m to Windmill Green. A new park in the NW of Tiptree would offer an alternative walking and recreation area and take pressure off Tiptree Heath.	

Summary and conclusion in relation to the site's suitability and sustainability

TIP18, TIP34, TIP41 and TIP54 could form a useful development space. Care needs to be taken to maintain the character of Pennsylvania Lane as a path that residents can use to access open countryside from the central part of the village. As a block, instead of using Pennsylvania Lane as an access route it might prove possible to gain access to Grange Road nearer to Wind Mill Hill. Consideration should be given to preventing Little Oaks, an isolated building in Pennsylvania Lane, becoming hemmed in by possible developments raised by TIP18, TIP34, TIP41, TIP54 and TIP55, this site in particular wrapping around Little Oaks.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	63 Newbridge Road CO5 0HZ
Reference number	TIP042
Settlement	
Size	6.02
Proposed use/s	Residential
Site Owner	Mr Chris Heath
Agent / Promoter	Mr Guy French / Whirledge and Nott

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

The owner is willing to work with the NHP in terms of density, style and requirements of development. Owner has interest in provision of self and custom build homes & wider community benefits within any development.
Land adjacent to TIP4 & TIP11.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?	G	Call for Sites pro-forma, Magic	There are no sites within Tiptree that are within flood zone 3
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	This site can accommodate 6.02x.85x30=153 6.02x.7x30=126 446 stated
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site adjacent to TIP4, TIP11 within the village boundary
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	There is direct from Newbridge Road. Physical site check needed to check drainage ditches / hedges for site entrance as stretches along Newbridge Road from number 63.

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	NO Call for Sites pro forma
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments
		<i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

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Stage 2: Availability

	Assessment criterion	RA G	Data Source	Comment	Mitigation measures
2. 1	Has the site been promoted for development? G – Yes it’s been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Yes, Whirledge & Nott	
2. 2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2. 3	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?	G	Call for Sites pro-forma & site visit	Currently in agricultural land, residential and agricultural building	

Summary and conclusion in relation to site availability
It is assumed that the overall rating for availability is GREEN as this site has been put forward by the site owner and there are no known constraints in terms of current/likely usage.

Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Looking at map and site entrance area to Newbridge Road there does not appear to be any obvious dependency on another site if developed in isolation	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?	G	Mapping, Magic	'Nitrate Vulnerable Site (NVZ)' for whole Tiptree/Essex area so presumably not a barrier to development	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?	G	Local Plan evidence base		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma & Contamination Register	Currently in agricultural use – assume no significant contamination issues	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	GREEN it is assumed that this site does not require the provision of any unique or large infrastructure to support development on its own	

3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	G	Commissioning School Places in Essex 2016-2021	Milldene yes	
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	G	Commissioning School Places in Essex 2016-2021	Thurstable yes	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	No permissions have been granted previously	
3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G			

Summary and conclusion in relation to the site's achievability

It is assumed that the overall achievability of this site is GREEN and that there are no protections, known issues with the site, or planned alternative uses for this site.

Stage 3 Assessment - Steering Group Decision & Comments

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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
	Physical constraints				
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site adjacent to current settlement boundary	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Newbridge Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	Utilites in Newbridge Road	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	Rear of site adjacent to Sewage works, site would need to be accessed to establish pylons/ telegraph poles.	
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Part residential part agricultural	

4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	Call for Sites pro-forma, mapping, site visit	Adjacent to an existing residential. Bordering other agricultural land. Abuts sewage works on one side and piggery on the other.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	A	TPC response to call for sites	Location B. Sites in E, F, A graded Green as in North or West, all other sites graded Amber.	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area? G – Yes R – No	A	Feedback from village surveys	sites in locations A & F have been graded Green; B & E graded Amber; C & D graded Red	
	Environmental constraints				
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Open Countryside report, Landscape Character Assessment, Urban Fringe Report & site visit		

4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation?	G	Call for Sites pro-forma, Magic & site visit		
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Characterisation Report	Historic Environment Characterisation Report refers to Tiptree Heath and Tiptree Urban Area but it is not obvious if development of this site will have any impact.	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PROW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	site visit required.	
4.15	Flood risk – is the site within, or partially within, an area of flood risk (including Critical Drainage Areas)?	G	Call for Sites pro-forma	Working assumption is that there is NO flood risk in Tiptree hence rating of GREEN.	
4.16	Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	G	Call for Sites pro-forma		
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit	Key views need to be defined for Tiptree. View from gardens of properties along north side of Oak Road would be affected. Unlikely to be a factor to prevent development	

	Access to services				
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	Bus Stops exist on the Station Road .8 miles away	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Nearest train stations are Kelvedon and Witham. Both over 4000m	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Milldene School and St Lukes within 1.5km	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	A	Mapping	1.9km to Thurstable School.	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	1.4km to Tiptree Medical Centre.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1.5km to Tiptree centre	
4.24	Distance to Strategic Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	482m to Alexander Cleghorn	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping		
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Nearest public open space is Park Lane Nature reserve	

Summary and conclusion in relation to the site's suitability and sustainability

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit

This box should include all observations and information you can gain from the site visit, to include, but not limited to:

- Access
- Landscape impact
- Ground condition, topography, trees, pylons, telephone poles, etc
- Views to and from the site
- Proximity to sensitive neighbouring uses
- Existing uses on site

Stage 6: Outcome of Assessment

Overall conclusions and recommendations
<p>Please note that the purpose of the SLAA is not to recommend whether a site should be included in the Plan, it is simply to determine whether the site has development potential.</p> <p>Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”</p>

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Date completed –
Completed by -

Strategic Housing Land Availability Assessment

Site name	94 Maldon Road CO5 0BN
Reference number	TIP43 and TIP66
Settlement	Tiptree
Size	0.8 ha
Proposed use/s	Residential, affordable housing (retail / community if adjoining plot developed)
Site Owner	Mr and Mrs Howes
Agent / Promoter	Edward Gittens & Associates / Granville Homes

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Sandwiched between TIP01 and TIP03

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>0.8x30x0.85 = 20 dwellings</i>
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	There is no direct access from Maldon Road. This is a back garden plot.

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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	No issues identified
Stage 1B	G	No issues identified

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Joint	
2.3	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?	G	Call for Sites pro-forma & site visit	Garden	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Proforma suggests all utilities are available to site. <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Could form part of a composite site with TIP01 and TIP03.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use? Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0	G	Local Plan evidence base - Employment Land Needs Report	Employment Land Needs Report suggests there is no available employment land in Tiptree	

3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	A	Commissioning School Places in Essex 2016-2021	482m to Tiptree Heath School, which doesn't have capacity. Baynards and Milldene do.	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable has capacity.	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

ECC Minerals Map is not detailed enough to see if this site is covered. This can be reviewed once for ALL of Tiptree rather than per site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

School capacity impact can be assessed for Tiptree (as a single exercise) or guidelines are needed as how forecast is to be calculated per site (if necessary).

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Within existing boundary as currently used as garden for 94 Maldon Road.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Not to site. Maybe in conjunction with other sites.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	Not to proposed site. All utilities supplied to 94 Maldon Road. Maybe in conjunction with other sites	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Currently garden.	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Defra Map suggests that agricultural land in Tiptree is GOOD	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North and West	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Third most popular location E.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	NO	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation?	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Not this site on its own or linked to Peakes.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	Footpath along left side boundary	
4.15	Flood risk – is the site within, or partially within, an area of flood risk?	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	River Water Flood map doesn't highlight any risk.	

4.16	Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	A	Call for Sites pro-forma, Surface Water Flood map	Most of site is low risk but some small areas near ponds are considered high/medium risk	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	PROW footpath view and Brook Meadows will be impacted	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables	Nearest bus stop (75) Spring Road / Station Road Junction. Distance is c 321m	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 3.6miles (5,796m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	Distance to Tiptree Heath is 0.3miles (482m)	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	A	Mapping	Distance to Thurstable is 0.9miles (1,448m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Medical Centre is .6 miles (965m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	Distance to Centre is .6 miles (965m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	Distance to Tiptree Jam Factory is .7 miles (1,126m)	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Thyme Road / Caxton Close is 0.5miles (805m)	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	Distance to Windmill Green is .7 mile (1126m)	
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Summary and conclusion in relation to the site’s suitability and sustainability

No major issues identified.

This site could be considered as part of larger composite site with TIP01 and TIP03.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

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Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	104 Oak Road CO5 0NA
Reference number	TIP44
Settlement	Tiptree
Size	Entire site 1.18 ha, but .628ha available as the front property is being retained.
Proposed use/s	Residential
Site Owner	Mrs Amanda Otto
Agent / Promoter	Ernest J Spencer

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

This site is currently a large detached house with outbuildings and paddock to rear. Next to Highland Nursery on the Kelvedon Road (submitted as TIP 68). Pro-forma suggests that landowner is proposing development to the rear of the property only and wishes to retain the existing detached residential property

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	Pro-forma suggests 8 detached dwellings $0.628 \times 30 \times 0.85 = 16$
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside the current development area but does partially adjoin boundary; using CBC Local Development Framework's proposal map (Oct 2010) for Tiptree.

1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	<p><u>Landscape Character Assessment</u> No obvious reference to this site.</p> <p><u>Historical Environment Character Assessment</u> No obvious reference to this site other than generic statement on potential of below ground deposits in undeveloped areas (which this is one).</p> <p><u>Wildlife Sites</u> There is no direct reference to this site.</p>
1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	Existing house has access on to Kelvedon Road. Site owner suggests access to the development land would be preferred from the rear of the site which implies access would need to pass over adjoining sites

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO. Search of Colchester Planning site did not highlight any current applications or constraints.
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable	G	CBC Planning Portal,	

	future?		Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	A		Consideration to provision of egress and ingress is required.

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	A	
Stage 1B	A	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Ernest J Spencer (Dunmow)	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry		
2.3	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?	G	Call for Sites pro-forma & site visit		

Summary and conclusion in relation to site availability

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Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	A	Call for Sites pro-forma & mapping	Pro-forma states that access referred to rear of site. This needs to be investigated further.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Baynards is the closest primary school	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021		
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site’s achievability

Healthcare and education capacity considerations common to all sites considered under SLAA process therefore site classed at GREEN

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Outside of but immediately adjacent to the existing boundary	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Refer to earlier comments on landowner preference for access to be from the rear which would mean this site needs to be developed in conjunction with the adjoining Highlands Nursery site (TIP68)	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	A	Call for Sites pro-forma, mapping, site visit		
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	G	Magic		
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	R	TPC response to call for sites		
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	TBC	Feedback from village surveys		

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit		
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	<p>Views – are there any key views to or from the site?</p>	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Baynards is within 400m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping		

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping		
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1200m+	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Under 800m to business park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Play area and public open space at the Grange Road housing development. Over 400m to Walnut Tree Way play area, but new facilities would be provided as part of a large block.	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping		
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Summary and conclusion in relation to the site’s suitability and sustainability

Overall classification Amber – distance to village centre

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations	

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land further behind 71 Grove Road CO5 0JG
Reference number	TIP45
Settlement	Tiptree
Size	1.67hectares
Proposed use/s	Residential (assumed)
Site Owner	Christine Walscot 01245 440248 Saxon Way Chelmsford, CM1 7YA
Agent / Promoter	none

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Identified as site **TIP45**. Adjacent to **TIP46** so may need to be considered as part of a composite-site/area if this site progresses.

TIP45 is an unused field behind Barbrook Lane, with private right of way access only at present. Would need to be part of any adjacent development for developed access.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?	G	Call for Sites pro-forma, Magic	There are no sites within Tiptree that are within flood zone 3
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	1.67x.85x30=42 1.67x.7x30=35
1A.3	Is the site physically separate from an existing development boundary	A	Call for Sites pro-forma, village boundary map	Dependent on other sites to connect
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	TIP45 is an unused field behind Barbrook Lane, with private right of way access only at present. Would need to be part of any adjacent development for developed access.

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it’s been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry		
2.3	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?	G	Call for Sites pro-forma & site visit	Part used by a neighbour for a Polytunnel	

Summary and conclusion in relation to site availability

It is assumed that the overall rating for availability is GREEN as this site has been put forward by the site owner and there are no known constraints in terms of current/likely usage.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	A	Call for Sites pro-forma & mapping	Looking at map likely to need TIP46 to also be developed	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?	G	Mapping, Magic	'Nitrate Vulnerable Site (NVZ)' for whole Tiptree/Essex area so presumably not a barrier to development	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?	G	Local Plan evidence base		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma & Contamination Register	Currently in agricultural use – assume no significant contamination issues	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	GREEN it is assumed that this site does not require the provision of any unique or large infrastructure to support development on its own	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	Information supplied by NHS England – Capacity info	The GP surgery doesn't have satisfactory capacity for the current Tiptree. The commissioning group recognise this and have estimated large sums needed to ameliorate the current situation and for expansion in the future. A site has already been offered to Tiptree. On this basis all sites have been graded Amber.	
3.8	Does the local primary school have the capacity to	G	Commissioni	Milldene - yes	

	accommodate development of the site? (or would development be likely to provide new facilities?)		ng School Places in Essex 2014-19		
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	G	Commissioning School Places in Essex 2014-19	There is only one secondary school in Tiptree and it has spare capacity. Students attend it from as far away as West Mersea, so for Tiptree all sites have been graded Green.	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	No permissions have been granted previously	
3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G			

Summary and conclusion in relation to the site's achievability

It is assumed that the overall achievability of this site is GREEN and that there are no protections, known issues with the site, or planned alternative uses for this site.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
	Physical constraints				
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site adjacent to current settlement boundary	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Would need access as part of a block	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	No utilities at the site currently. But there are plenty of properties in the area	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Greenfield and currently in agricultural use	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	

4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	A	TPC response to call for sites	Location B Sites in E, F, A graded Green as in North or West, all other sites graded Amber.	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area? G – Yes R – No	A	Feedback from village surveys	locations A & F have been graded Green; B & E graded Amber; C & D graded Red.	

	Environmental constraints				
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Open Countryside report, Landscape Character Assessment, Urban Fringe Report & site visit		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation?	G	Call for Sites pro-forma, Magic & site visit		

4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Characterisation Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		
4.15	Flood risk – is the site within, or partially within, an area of flood risk (including Critical Drainage Areas)?	G	Call for Sites pro-forma	Surface water flood risk at north west corner of the site	
4.16	Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	G	Call for Sites pro-forma		
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit		

	Access to services				
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	Bus stops on Church Road 900M	

4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Closest school – Milldene 400m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	900m	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	900m	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	900m to Tiptree centre	

4.24	Distance to Strategic Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	900m TO Village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	450m to Grove Park	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	450m grove Park	

Summary and conclusion in relation to the site’s suitability and sustainability

Overall it seems this site is suitable for development consideration as it already borders onto the current Tiptree settlement area with public transport (bus) nearby and a primary school (Milldene). The secondary School (Thurstable) and Tiptree Village centre are within reasonable walking distance.

Site access and local traffic impacts need to be considered further.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit

This box should include all observations and information you can gain from the site visit, to include, but not limited to:

- Access
- Landscape impact
- Ground condition, topography, trees, pylons, telephone poles, etc
- Views to and from the site
- Proximity to sensitive neighbouring uses
- Existing uses on site

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Please note that the purpose of the SLAA is not to recommend whether a site should be included in the Plan, it is simply to determine whether the site has development potential.

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Date completed –

Completed by -

Strategic Housing Land Availability Assessment

Site name	Further behind 77-97 Barbrook Lane
Reference number	TIP46
Settlement	Tiptree
Size	1.33HECTARES
Proposed use/s	Residential – mixed, low density or New business startups. Allotments
Site Owner	Mrs Hilary Murrells
Agent / Promoter	None

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Land to north of Barbrook Lane. Behind and to the right of Milldene School.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites proforma, Magic, Flood Map for Planning Rivers and Sea	Area shows slight risk of flooding from surface water and is adjacent to low level risk of flooding.
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites proforma	<i>This site can accommodate</i> $1.33 \times .85 \times 30 = 33$ $1.33 \times .7 \times 30 = 27$
1A.3	Is the site physically separate from an existing development boundary	A	Call for Sites proforma, village boundary map	This site would require adjacent areas behind the school to be developed. Should be viewed in alignment with other sites on the call for sites proforma map.
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites proforma, Magic	

1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	Access not clearly defined. Only via other sites.
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	A	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	A	Call for Sites pro-forma / Land Registry	<i>Owned by a family – number not specified.</i>	
2.3	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?	G	Call for Sites pro-forma & site visit	It has been offered for development	

Summary and conclusion in relation to site availability

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Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	A	Call for Sites pro-forma and additional information from site promoter / owner	Dependent on other sites	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	A	Call for Sites pro-forma & mapping	Access via adjacent properties	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	No restrictions on the site	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info	The GP surgery doesn't have satisfactory capacity for the current Tiptree. The commissioning group recognise this and have estimated large sums needed to ameliorate the current situation and for expansion in the future. A site has already been offered to Tiptree. On this basis all sites have been graded Amber.	

3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Milldene - yes	
3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	There is only one secondary school in Tiptree and it has spare capacity. Students attend it from as far away as West Mersea, so for Tiptree all sites have been graded Green.	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		

3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G			
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Summary and conclusion in relation to the site’s achievability

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping		
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Barbrook Lane – traffic survey would possibly be required due to the high density population in the area. Dependent on other sites.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro- forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro- forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	greenfield	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	A	Call for Sites pro-forma, mapping, site visit	<i>Grove Road – traffic survey would possibly be required due to the high density population in the area</i>	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	A	TPC response to call for sites	Location B Sites in E, F, A graded Green as in North or West, all other sites graded Amber.	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	locations A & F have been graded Green; B & E graded Amber; C & D graded Red.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	<i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	<i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	<i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	<p>Views – are there any key views to or from the site?</p>	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	A	Mapping, bus timetables	Bus stops on Maypole Road 750M	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Closest schools – Milldene 320m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	850m	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	950M	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	950M	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	950M to village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	450m to Grove Park	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	450M Grove Park	
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Summary and conclusion in relation to the site’s suitability and sustainability

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Priory Road
Reference number	TIP47
Settlement	Tiptree
Size	0.4 ha
Proposed use/s	Residential, affordable housing
Site Owner	Mrs Rosemary Roots
Agent / Promoter	None

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.
None identified

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	All Tiptree sites assumed GREEN
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>0.4x30x.85 = 10 dwellings</i>
1A.3	Is the site physically separate from an existing development boundary	R	Call for Sites pro-forma, village boundary map	Outside existing boundary
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	Assumed No

1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	From Priory Road
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	R	Small remote site outside the settlement boundary. Proceed no further.
Stage 1B	G	No issues identified

Stage 1 Assessment - Steering Group Decision & Comments
<p>Small remote site outside the settlement boundary. Proceed no further.</p>

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2.3	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?	G	Call for Sites pro-forma & site visit	Garden	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Proforma suggests all utilities are available to site apart from main sewerage. <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	no	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	Employment Land Needs Report suggests there is no available employment land in Tiptree	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Tiptree Heath - no	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

ECC Minerals Map is not detailed enough to see if this site is covered. This can be reviewed once for ALL of Tiptree rather than per site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

School capacity impact can be assessed for Tiptree (as a single exercise) or guidelines are needed as how forecast is to be calculated per site (if necessary).

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	R	Mapping	Outside existing boundary.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Via Priory Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro- forma	No.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro- forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Currently garden.	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	Yes North and West	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Location E	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	NO <i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	No. <i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No <i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	None identified	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	A	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Most of site is low risk but some small areas near ponds are considered high/medium risk	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any risk.	
4.17	<p>Views – are there any key views to or from the site?</p>	A	Call for Sites pro-forma & site visit	Open land	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	Assumed that nearest bus stop is Tiptree Heath Distance is c 805m	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 4 miles (6,440m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Tiptree Heath is 1.1 miles (1771m)	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	R	Mapping	Distance to Thurstable is 2.1 miles (3,381m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	Distance to Medical Centre is 1.9miles (3,059m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Uses same distance to Medical Centre i.e. 1.9miles (3,059m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Distance to Tiptree Jam Factory is 2.0 miles (3,220m) see also village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Remote	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Priory Road is open space	
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Summary and conclusion in relation to the site’s suitability and sustainability
No major issues identified.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	The Gables, Kelvedon Road CO5 0LU
Reference number	TIP48
Settlement	Tiptree
Size	0.39 ha approx.
Proposed use/s	Residential, Affordable, B1 (Office, R&D, Light Industrial), B2 General Industrial, B8 Warehousing
Site Owner	Mr Guy Hammerton
Agent / Promoter	

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Earlier CBC local plans allocate some of this area as employment land. Near a business park. Adjacent to swathe of sites south to Grange Road. 48 dwellings already planned north of Grange Road. The Gables is a property fronting onto Kelvedon Road near the junction with Townsend Road.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Zone 1, Surface water flooding low on Kelvedon Road and Oak Road and to rear of property.
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	.39x.85x30=10 .39x.7x30=8
1A.3	Is the site physically separate from an existing development boundary?	G	Call for Sites pro-forma, village boundary map	No
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	No
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	Kelvedon Road. In conjunction with other sites it may prove viable to provide a better connection between Grange Road and Kelvedon Road, avoiding the narrow stretch of the Vine Road extension to Kelvedon Road and its blind junction with Kelvedon Road and walking route to Baynards school.

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	No
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	The site is currently a residential property with land to the rear, promoted by owner.
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		No

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	A	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes, it’s been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted by the owner	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single owner	
2.3	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?	G	Call for Sites pro-forma & site visit	The owner states that it is available immediately.	

Summary and conclusion in relation to site availability

Available, but better if combined with other sites.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Mains water, electricity. Landline / broadband, sewerage. No gas.	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	States public highway available.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	No	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use? Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0	G	Local Plan evidence base - Employment Land Needs Report	Currently residential. Not applicable.	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma	No	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		

3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info	No, needs expansion of £820,00 already and additional £933,000 forecast. Top 20 need now, top 9 need of 103 in 2021.	
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Baynards (.2 mile) / Milldene – Yes, St. Luke’s / Tiptree Heath marginally no	
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Thurstable School - Yes	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	No reason to believe unimplemented, one temporary permission renewed and permission for a boot room.	
3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G		No	

Summary and conclusion in relation to the site’s achievability

No insurmountable problems apart from problems in Tiptree generally.

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Yes, on Kelvedon Road within the village envelope	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Kelvedon Road. Close to a junction, but might facilitate a roundabout if needed.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	On a main road in Tiptree	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	A	Call for Sites pro-forma, mapping, site visit	Residential, outbuildings, hard-standing.	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	

4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North and west	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys	Location F	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Farmland Wildlife Package Area; Nitrate Vulnerable zone – surface water; Drinking Water (Surface Water) Protected and Safeguard Areas; Farmland Birds.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	No designated open space, no Prow, no bridleway.	
4.15	Flood risk – is the site within, or partially within, an area of flood risk? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Zone 1.	

4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Low risk of surface water flooding on Kelvedon Road between Vine Road and Oak Road. Pond? At SW end of site. Any loss of bare land will contribute to surface water flooding unless adequate drainage measures are undertaken.	
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit	None stated, unlikely.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	A	Mapping, bus timetables	100m to number 91 service, but not particularly frequent. 800m to number 75 service. All of Tiptree could benefit from a more regular service to the railway stations in Kelvedon and Witham.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	4500m from northern limit of Tiptree.	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	321m to Baynards with capacity	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	950m to Thurstable	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	1448m to Medical Centre. A second facility to the north of the village would provide some balance.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1448m to Centre.	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	321m to Business Park.	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	482m to Trees Estate playground.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	482m to Windmill Green. A new park in the NW of Tiptree would offer an alternative walking and recreation area and take pressure off Tiptree heath.	

Summary and conclusion in relation to the site's suitability and sustainability

This site is close to Baynards School which has capacity and in conjunction with TIP08 and TIP15 and current developments, would be suitable for development, affording an opportunity to develop a spine road that would connect to Kelvedon Road, hence bypassing the current difficult Vine / Grange Road junction with Kelvedon Road and reduce traffic near Baynards School. With improvements at the Tiptree Road junction with Braxted Park Road, a NW bypass for Tiptree could be created for traffic from the west wanting to reach the A12 in the Colchester direction, avoiding it passing Tiptree Heath (a difficult car park to exit) and feeding along Maldon Road and the junction at Windmill Green.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land North of Oak Road (Site C)
Reference number	TIP49
Settlement	Tiptree
Size	13.21 ha
Proposed use/s	Residential, affordable housing, community facilities, open space
Site Owner	Malcolm Campbell (represented by Mersea Homes)
Agent / Promoter	David Rose, ADP Ltd (planning consultants)

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

This site is part of a large block to the north of Oak Road in middle of two other promoted areas (TIP50 and TIP 51) owned by the same landowner and adjacent to TIP 04 and TIP 17. The total area could accommodate c500 houses

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	Pro-forma suggests approx. 200 houses 13.21X30x.85=336
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside the current development area but does partially adjoin boundary; using CBC Local Development Framework's proposal map (Oct 2010) for Tiptree.
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public	G	Mapping	Access on to Kelvedon Road via linked site – TIP 51

	highway?			
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Promoted by Mersea Homes and ADP planning consultants	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Sole Owner- Malcolm Campbell – land is under option to Mersea	
2.3	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?	G	Call for Sites pro-forma & site visit	Currently in agricultural use	

Summary and conclusion in relation to site availability

No issues with respect to availability

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Access likely to be required through either TIP50, 51, 17 or 04. TIP 50 and TIP 51 in common ownership	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site's achievability

Healthcare and education capacity considerations common to all sites considered under SLAA process therefore site classed at GREEN

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site adjacent to current settlement boundary	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	Would result in extension of the village boundary towards Messing village	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Access likely to be required through either TIP50, 51, 17 or 04. TIP 50 and TIP 51 in common ownership	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Currently greenfield and in agricultural use	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	G	Magic	Agricultural land classification 5 Grade 5 = very poor quality agricultural land. Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North of Tiptree	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys	Location A	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	A	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	LWS – Eden Wood (Co13) is to the north of the site and partially adjoining, potentially ancient woodland. Privately owned. The northern part of the site is within “Woodland Priority Habitat Network No other designations are apparent.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	Historic Environment Characterisation Report refers to Tiptree Heath and Tiptree Urban Area but it is not obvious if development of this site will have any impact	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	PROW 145 – footpath passes through the site	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	<p>Views – are there any key views to or from the site?</p>	G	Call for Sites pro-forma & site visit	View from gardens of properties along north side of Oak Road would be affected. Unlikely to be a factor to prevent development	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping		
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping		

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1609 to GP	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1609 to GP	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	482m to Business Park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	482 to Walnut Tree Way Play area, but very large site so new play area is highly likely.	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Nearest existing public open space is Windmill Green which is less than 800m away	
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Summary and conclusion in relation to the site’s suitability and sustainability

Overall classification Amber – distance to village centre

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations	

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land North of Oak Road (Site B) CO5 0NB
Reference number	TIP50
Settlement	Tiptree
Size	6.09 ha
Proposed use/s	Residential, affordable housing, community facilities, open space
Site Owner	Malcolm Campbell (represented by Mersea Homes)
Agent / Promoter	David Rose, ADP Ltd (planning consultants)

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

This site is part of a large block to the north of Oak Road in combination with two other promoted areas (TIP 49 and TIP 51) owned by the same landowner and adjacent to TIP 04 and TIP 17. The total area could accommodate c500 houses

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	Pro-forma suggests approx. 100 houses
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside the current development area but does partially adjoin boundary if developed in conjunction with TIP04 and TIP17
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public	G	Mapping	Access on to Kelvedon Road via linked sites – TIP 49 and 51. Site

	highway?			access also directly on to New Road
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Promoted by Mersea Homes and ADP planning consultants	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Sole Owner- Malcolm Campbell – land is under option to Mersea	
2.3	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?	G	Call for Sites pro-forma & site visit	Currently in agricultural use	

Summary and conclusion in relation to site availability

No issues with respect to availability

Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Access on to Kelvedon Road via linked sites – TIP 49 and 51. Site access also directly on to New Road	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites proforma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site's achievability

Healthcare and education capacity considerations common to all sites considered under SLAA process therefore site classed at GREEN

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site not adjacent to current settlement boundary but would be if developed in conjunction with TIP04 and TIP17	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	Would result in extension of the village boundary towards Messing village	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Access on to Kelvedon Road via linked sites – TIP 49 and 51. Site access also directly on to New Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Currently greenfield and in agricultural use	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North Tiptree	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys	Location A	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	LWS – Eden Wood (Co13) is to the north of the site, potentially ancient woodland. Privately owned. Which is classified as “Woodland Priority Habitat Network. The site is not immediately adjacent.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	Historic Environment Characterisation Report refers to Tiptree Heath and Tiptree Urban Area but it is not obvious if development of this site will have any impact	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit	View from gardens of properties along north side of Oak Road would be affected. Unlikely to be a factor to prevent development	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping		
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping		

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1770m to GP	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1770 to centre	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	804m to Business Park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	804m to Walnut Tree Way play area, but large site so highly likely that facilities would be provided.	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Nearest existing public open space is Windmill Green which is less than 800m away	
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Summary and conclusion in relation to the site’s suitability and sustainability

Overall classification Amber – distance to village centre

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Outcome G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	
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Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land North of Oak Road (Site A) CO5 0LX
Reference number	TIP51
Settlement	Tiptree
Size	4.63 ha
Proposed use/s	Residential, affordable housing, community facilities, open space
Site Owner	Malcolm Campbell (represented by Mersea Homes)
Agent / Promoter	David Rose, ADP Ltd (planning consultants)

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

This site is part of a large block to the north of Oak Road in combination with two other promoted areas (TIP 49 and TIP 50) owned by the same landowner. The total area (including TIP 04 and TIP 17) could accommodate c500 houses

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	Pro-forma suggests approx. 100 houses $4.63 \times 30 \times 85 = 118$
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside the current development area but would partially adjoin boundary if developed in conjunction with neighbouring sites
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public	G	Mapping	Access direct on to Kelvedon Road

	highway?			
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Promoted by Mersea Homes and ADP planning consultants	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Sole Owner- Malcolm Campbell – land is under option to Mersea	
2.3	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?	G	Call for Sites pro-forma & site visit	Currently in agricultural use	

Summary and conclusion in relation to site availability

No issues with respect to availability

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Access on to Kelvedon Road	
3.3	<p>Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?</p> <p>Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx</p> <p>Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx</p>	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site's achievability

Healthcare and education capacity considerations common to all sites considered under SLAA process therefore site classed at GREEN

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site not adjacent to current settlement boundary but would be if developed in conjunction with neighbouring sites	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	Would result in extension of the village boundary towards Inworth village	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Access on to Kelvedon Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Currently greenfield and in agricultural use	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North of Tiptree	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys	Location A	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	A	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	LWS – Perry’s Wood is immediately to the west of the site on the other side of Kelvedon Road	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	Historic Environment Characterisation Report refers to Tiptree Heath and Tiptree Urban Area but it is not obvious if development of this site will have any impact	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	PROW 145 – footpath – not clear of this passes through the site or nearby	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	<p>Views – are there any key views to or from the site?</p>	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping		
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping		

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1931m to GP	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1931 to GP	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Opposite side of Kelvedon Road	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Walnut tree Way just over 800m away, but large area so new play area likely.	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	Nearest existing public open space is Windmill Green which is 804 m away.	
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Summary and conclusion in relation to the site’s suitability and sustainability
Overall classification Amber – distance to village centre

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations	

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	South – west of Cherry Chase
Reference number	TIP52
Settlement	Tiptree
Size	5.4 HECTARES (approx.)
Proposed use/s	
Site Owner	Mr Chris Newenham - Joint MD Wilkin and Sons
Agent / Promoter	Melville Dunbar Associates – Mr Phil McIntosh

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Land to the South – west of Cherry Chase.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Area shows slight risk of flooding from surface water
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>This site can accommodate</i> $5.4 \times 85 \times 30 = 137$ $5.4 \times 7 \times 30 = 113$
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	

1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	Access via Cherry Chase. An unmade road.
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	<i>Wilkins.</i>	
2.3	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?	G	Call for Sites pro-forma & site visit	Predominantly greenfield but incorporates existing built development. (Call for sites proforma). It has been offered for development.	

Summary and conclusion in relation to site availability

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Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	<i>All utilities available</i> <i>A foul sewerage pumping station is located in the north west corner of the site</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	A	Call for Sites pro-forma & mapping	Access via Cherry Chase – a private road – but a public right of way exists	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	A phase 1 Ecological assessment is being undertaken. (call for sites proforma) Tree protection order TPO 02/76 – covers the woodland in the North west corner of the site	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	No restrictions on the site	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	A phase 1 Ecological assessment is being undertaken. (call for sites proforma)	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	TPC response to call for sites		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Tiptree Heath / St Lukes - no	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site's achievability

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping		
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Cherry Chase – private road, unmade.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro- forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro- forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	greenfield	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	<i>The site is screened from view from Cherry Chase and Gorse Lane</i>	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	A	TPC response to call for sites	Location D Sites in E, F, A graded Green as in North or West, all other sites graded Amber.	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	R	Feedback from village surveys	sites in locations A & F have been graded Green; B & E graded Amber; C & D graded Red	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	<i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	<i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	<i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PROW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	A Wilkin and Sons permissible footpath forms the South east boundary to the site. Cherry Chase is a PROW and a pleasant footpath walk.	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	<p>Views – are there any key views to or from the site?</p>	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	A	Mapping, bus timetables	500m Station Road buses every 30minutes	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	St Luke's 800m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	A	Mapping	1.7Km	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	600m	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	600M TO Medical Centre	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Wilkin's employer	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1.1km to Grove Park	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	1.1kM Grove Park	
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Summary and conclusion in relation to the site’s suitability and sustainability

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land to Northeast of Factory Hill CO5 0RQ
Reference number	TIP53
Settlement	Tiptree
Size	1.5 HECTARES
Proposed use/s	Assisted Living / Nursing Home
Site Owner	Mr Chris Newenham - Joint MD Wilkin and Sons
Agent / Promoter	Melville Dunbar Associates – Mr Phil McIntosh

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Land to Northeast of Factory Hill. The site immediately to the south east of the new roundabout is being considered for a Medical Centre. Further to the north west is approved residential development and public open space. Other surrounding uses are of an agricultural nature. (call for sites proforma).

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Area shows slight risk of flooding from surface water
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<p><i>Not stated but in excess of 5 dwellings could be accommodated</i></p> <p><i>This site can accommodate</i></p> <p><i>1.5x.85x30=38</i></p> <p><i>1.5x.7x30=31</i></p>
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	<i>Site surrounded by pre – approved planning and new roundabout for access</i>
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	

1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it’s been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Wilkins.	
2.3	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?	G	Call for Sites pro-forma & site visit		

Summary and conclusion in relation to site availability

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	<i>All utilities available</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping		
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?	G	Local Plan evidence base - Employment Land Needs Report	No restrictions on the site	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		

3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	Commissioning School Places in Essex 2016-2021	Nearest school, St. Luke's lacks capacity	
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	G	Commissioning School Places in Essex 2016-2021	Thurstable	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal		
3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G			

Summary and conclusion in relation to the site's achievability

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping		
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC		
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	The site has been in agricultural use for many years and there are no ecological features or areas of biological significance.	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	R	TPC response to call for sites	Not north or west	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	R	Feedback from village surveys	Fifth most popular for housing by score, though a number of comments suggesting it won't hurt as the area is already being developed.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation?	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit		
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		
4.15	Flood risk – is the site within, or partially within, an area of flood risk?	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		

4.16	Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	A	Call for Sites pro-forma, Surface Water Flood map	Some risk in southern part of site.	
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables	Bus stops outside the Cheap Shop 321m.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	St Lukes 800m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	A	Mapping	1770m	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	644m – but proposed site for new centre next door	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	644M TO Village centre (existing medical centre)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	160m Jam Factory	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	644m to Caxton Close	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	1127m to Grove Park, but new public space on existing development next door.	
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Summary and conclusion in relation to the site’s suitability and sustainability

If the medical centre is moved to the adjoining site this would be a viable site for a nursing home / residential care facility.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Fourwinds, Pennsylvania Lane CO5 0UE
Reference number	TIP54
Settlement	Tiptree
Size	1.142 ha approx
Proposed use/s	Residential
Site Owner	Mr Sheldon Furby
Agent / Promoter	None

Planning history / context
<p>This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.</p>
<p>This site is on Pennsylvania Lane and adjacent to the existing development boundary for Tiptree which is demarcated by Pennsylvania Lane. This site is adjacent to TIP18 (Culver Farm, Pennsylvania Lane) where owners (Andrew & Lisa Bryant) have expressed a wish to consider this site as a composite site with TIP34. There is no evidence to prove that TIP34 owner (Mr Paul Mitchell) has agreed to this so it will require formal confirmation if this is to happen, but refers to other owner by name.</p> <p>This site is in close proximity to TIP18 (Plot north of Fourwinds), TIP21 (Little Oaks, Pennsylvania Lane) and TIP34 (Culver Farm) so it may be prudent to consider this site in any composite-site deliberations concerning Pennsylvania Lane development. In addition, this site is in close proximity to current planning application for Florence Park (Colchester United’s Training Ground) and it may be that a decision on this site is influenced by the outcome e.g. provision of ingress/egress. It was originally believed that the Florence Park application has been wrongly placed on the map and refers to the Vine farm site and that to the north of Grange Road, but a valid submission form TIP55 has now been submitted for Florence Park.</p>

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	1.142x.85x30= 29 1.142x.7x30=24
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside but adjoins current boundary; using CBC Local Development Framework's proposal map (Oct 2010) for Tiptree. Site adjacent to other proposed developments in Pennsylvania Lane.
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	<u>Landscape Character Assessment:</u> No obvious reference to this site. <u>Historical Environment Character Assessment:</u> No obvious reference to this site other than generic statement on potential of below ground deposits in undeveloped areas (of which this is one). <u>Wildlife Sites:</u> There is no direct reference to this site.
1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	Directly from Pennsylvania Lane off Grange Road although this lane is not suitable for heavy traffic and widening may be problematic or subject to objection from current occupiers of dwellings adjoining it. The Maldon Road end is a private road and is separated from the Grange Road end by a narrow path.

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO. Search of Colchester Planning site did not highlight any current applications or constraints. The nearby site TIP18 (Culver Farm) - that is a suggested composite site - appears to have Development Restrictions applied which will need to be considered.
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	NO. CBC Planning Portal does not highlight any current planning applications. Proforma states that there is a Public Rights of Way crossing/adjoining the site. This appears to delineate between this site and TIP18 (Culver Farm) Magic does not highlight any concerns for this site.
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		No unless impact to Pennsylvania Lane is considered impractical/prohibitive or Public Right of way impacted by including site as part of a composite site for Pennsylvania Lane. Florence Park decision may impact suitability of this site.

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	Consideration will be needed on impact to existing narrow Pennsylvania Lane and whether it will be required from Grange Road or Maldon Road end (or both)
Stage 1B	G	No current planning applications or intended land use was identified but consideration is needed to ingress/egress via Pennsylvania Lane. Decision on Florence Park may influence suitability of this site e.g. providing ingress/egress.

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Sole owner	
2.3	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?	G	Call for Sites pro-forma & site visit	States available immediately	

Summary and conclusion in relation to site availability

On the basis of the call for sites form, it is available.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	A	Call for Sites pro-forma and additional information from site promoter / owner	Mains water, electricity, landline / broadband. No sewerage, gas.	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	States public highway available.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	No	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use? Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0	G	Local Plan evidence base - Employment Land Needs Report	Currently residential. Not applicable.	

3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma	No	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	No. Several sites proposed along Pennsylvania Lane, this one is third nearest to Grange Road, hence more infrastructure improvement needed than TIP18 and TIP34 with regard to Grange Road.	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info	No, needs expansion of £820,00 already and additional £933,000 forecast. Top 20 need now, top 9 need of 103 in 2021.	
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Baynards (.6 mile) / Milldene – Yes, St. Luke’s / Tiptree Heath marginally no	
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Thurstable School - Yes	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	No recent history.	

3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G		No	
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Summary and conclusion in relation to the site’s achievability
No insurmountable problems apart from problems in Tiptree generally.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
	Physical constraints				
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	A	Mapping	Close to existing residential developments, in the vicinity of a few isolated dwellings.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Pennsylvania Lane and Grange Road. It would be better if the cluster of proposed sites to the west of Pennsylvania Lane could be joined to Grange Road by a new road rather than destroy a traditional country lane.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	A	Call for Sites pro-forma	No, it would be hoped that the cluster of proposed sites to the west of Pennsylvania Lane justify easy cost effective connection to main services.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	A	Call for Sites pro-forma, mapping, site visit	There is a dwelling and some agricultural related buildings on the site as well as agricultural land.	

4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North and West	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Third most popular – location E.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Farmland Wildlife Package Area; Nitrate Vulnerable zone – surface water; Drinking Water (Surface Water) Protected and Safeguard Areas; Farmland Birds.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	No designated open space. There is a footpath running on the western boundary and a restricted byway on the eastern boundary. Old byway pathway with considerable wildlife under a high hedge canopy popular with walkers. Sustrans cycle route.	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Zone 1.	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	A	Call for Sites pro-forma, Surface Water Flood map	Low to medium along this stretch of Pennsylvania Lane. Any loss of bare land will contribute to surface water flooding unless adequate drainage measures are undertaken.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	View from rear of Grange Road properties, other properties along Pennsylvania Lane, Harrington Close and Perry Road.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	804m to number 91 service, but not particularly frequent. 965m to number 75 service. All of Tiptree could benefit from a more regular service to the railway stations in Kelvedon and Witham.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	4500m from northern limit of Tiptree.	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1126m to Baynards with capacity	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	1126m to Thurstable	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	1448m to Medical Centre. A second facility to the north of the village would provide some balance.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1448m to Medical Centre.	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1448m to Business Park and Tiptree Centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1287m to Trees Estate playground or Caxton Close.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	804m to Windmill Green. A new park in the NW of Tiptree would offer an alternative walking and recreation area and take pressure off Tiptree Heath.	

Summary and conclusion in relation to the site's suitability and sustainability

TIP18, TIP34, TIP41 and TIP54 could form a useful development space. Care needs to be taken to maintain the character of Pennsylvania Lane as a path that residents can use to access open countryside from the central part of the village. As a block, instead of using Pennsylvania Lane as an access route it might prove possible to gain access to Grange Road nearer to Wind Mill Hill. Consideration should be given to preventing Little Oaks, an isolated building in Pennsylvania Lane, becoming hemmed in by possible developments raised by TIP18, TIP34, TIP41, TIP54 and TIP55.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Tiptree United Training Ground, CO5 0UH
Reference number	TIP55
Settlement	Tiptree
Size	9.18 / 6.41 ha developable – there an inconsistency between two plans submitted - 6.07 ha
Proposed use/s	Residential, Affordable Housing, Retained sports building & pitch, public open space, potential business units in the northern part of the site.
Site Owner	Colchester United Football Club
Agent / Promoter	Mrs Aarti O’Leary, Lawson Planning Partnership, 882 The Crescent, Colchester Business Park, CO4 9YQ

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.
Various applications related to current use of Football Training Ground from 2009 to 2016.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites proforma, Magic, Flood Map for Planning Rivers and Sea	Zone 1, Surface water flooding low-medium on site, but high on Harrington Close and Grange Road.
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites proforma	6.07x.85x30=154 6.07x.7x30=127 (stated approximately 120)
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites proforma, village boundary map	No
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites proforma, Magic	No. High spatial priority woodland on NW corner
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	Grange Road, via development site to northeast. Potential access from Harrington Close to the south (though part of Harrington Close is private). This site could provide a way to leave Pennsylvania Lane as it is in this area and return it to a wholly restricted byway, by providing a parallel roadway, to which any property on the west side of the lane could link to.

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	A	CBC Planning Portal	Already has class D2 use planning permission.
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	A	CBC Planning Portal, Magic	Currently CUFC training ground.
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	Consider setting back from existing roads and screening with woodland-style hedge to maintain the character of the area.
Stage 1B	A	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Yes	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Colchester United (sole owner)	
2.3	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?	A	Call for Sites pro-forma & site visit	There has been a failed attempt to relocate the training ground and it is still intended to relocate. Housing could be completed in the 0-10 year frame.	

Summary and conclusion in relation to site availability

Reliant on the Training Ground relocating.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	All services available	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	States public highway accessible	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	No	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use? Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0	G	Local Plan evidence base - Employment Land Needs Report	Currently class D2 – assembly and leisure, part of which will remain. It is not a public facility, there are no planning constraints so there is particular reason why it shouldn't change.	

3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma	No	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	No	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	R	GP Capacity Info	No, needs expansion of £820,00 already and additional £933,000 forecast. Top 20 need now, top 9 need of 103 in 2021.	
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Baynards (.3 mile) / Milldene – Yes, St. Luke’s / Tiptree Heath marginally no	
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Thurstable School - Yes	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	The site has had various permissions related to being a sports training ground for the past 5 years, which are believed to have been implemented.	

3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G		No	
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Summary and conclusion in relation to the site's achievability
No insurmountable problems apart from problems in Tiptree generally.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
	Physical constraints				
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Adjacent to existing residential developments	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Could link to Grange Road directly if deemed safe to do so or via recent development to east.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	No	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	There is no current development on the part of the site being offered for development.	

4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Predominately grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites		!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys		

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Farmland Wildlife Package Area; Nitrate Vulnerable zone – surface water; Drinking Water (Surface Water) Protected and Safeguard Areas; Farmland Birds.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	No designated open space. There is a footpath on the eastern boundary and a rstricted byway on the western boundary.	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Zone 1.	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	A	Call for Sites pro-forma, Surface Water Flood map	Low / medium / high risk of surface water flooding on Grange Road increasing eastwards towards the Football Training ground entrance. High risk on Harrington Close and medium to high risk along Pennsylvania Lane. Large area of low risk in SE corner of site and medium patch near the footpath close to the NE corner. Any loss of bare land will contribute to surface water flooding unless adequate drainage measures are undertaken.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Views from Harrington Close and Pennsylvania Lane and the southern part of Vine Road.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	A	Mapping, bus timetables	300m to number 91 service, but not particularly frequent. 800m to number 75 service. All of Tiptree could benefit from a more regular service to the railway stations in Kelvedon and Witham.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	4500m from northern limit of Tiptree.	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	450m to Baynards with capacity	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	950m to Thurstable	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	950m from Medical Centre to Windmill Green crossroads. A second facility to the north of the village would provide some balance.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1125m from The Centre to Harrington Close / Pennsylvania Lane Junction.	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	15km from Windmill Green to Colchester Town Centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	800m from Grange Road to Trees Estate playground.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1800m from Grange Road to Grove Road Park. 1125m from Harrington Close / Pennsylvania Lane junction. A new park in the NW of Tiptree would offer an alternative walking and recreation area and take pressure off Tiptree heath.	

Summary and conclusion in relation to the site’s suitability and sustainability

The north of this site is close to Baynards School which has capacity. The south of the site has reasonable access to St. Luke’s and Tiptree Heath schools. Open space / play area at the southern end, could be beneficial to address lack of such amenities in this area. Such open space would also help to prevent Little Oaks, an isolated building in Pennsylvania Lane, becoming hemmed in by this and possible developments raised by TIP18, TIP34, TIP41 and TIP54. Care needs to be taken to maintain the character of Pennsylvania Lane as a path that residents can use to access open countryside from the central part of the village.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	West End Road / Priory Road
Reference number	TIP56
Settlement	Tiptree
Size	2.8 ha
Proposed use/s	Residential, affordable housing
Site Owner	Mrs Diana Martin
Agent / Promoter	None

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.
None identified

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	All Tiptree sites assumed GREEN
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>2.8x30x.85 = 71 dwellings</i>
1A.3	Is the site physically separate from an existing development boundary	R	Call for Sites pro-forma, village boundary map	Outside existing boundary
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	Assumed No
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	From Priory Road / West End Road

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	R	Remote site
Stage 1B	G	No issues identified

Stage 1 Assessment - Steering Group Decision & Comments
<p>Remote site, take no further.</p>

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2.3	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?	G	Call for Sites pro-forma & site visit	Agriculture	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Proforma suggests all utilities are available to site apart from main sewerage. <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	no	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Tiptree heath - no	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

ECC Minerals Map is not detailed enough to see if this site is covered. This can be reviewed once for ALL of Tiptree rather than per site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

School capacity impact can be assessed for Tiptree (as a single exercise) or guidelines are needed as how forecast is to be calculated per site (if necessary).

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	R	Mapping	Outside existing boundary.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Via Priory Road / West End Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	A	Call for Sites pro- forma	No. Utilities supplied to neighbouring houses.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro- forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Agriculture. Greenfield	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North and West	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Location E	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	NO <i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	No. <i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No <i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	None identified	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	A	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Most of site is low risk but some small areas near ponds are considered high/medium risk	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any risk.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Open land	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	Assumed that nearest bus stop is Tiptree Heath Distance 1449m	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 3.5 miles (5,635m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Tiptree Heath is 0.9 miles (1449m)	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	R	Mapping	Distance to Thurstable is 1.9 miles (3,059m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	Distance to Medical Centre is 1.9miles (3,059m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Uses same distance to Medical Centre i.e. 1.9miles (3,059m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Distance to Tiptree Jam Factory is 2.0 miles (3,220m) or village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping		

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Priory Road / West End Road is open space	
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Summary and conclusion in relation to the site’s suitability and sustainability
No major issues identified.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Off West End Road
Reference number	TIP57
Settlement	Tiptree
Size	23.14ha
Proposed use/s	Residential
Site Owner	Mrs Diana Martin
Agent / Promoter	None

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

None identified

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	All Tiptree sites assumed GREEN
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>23.14x30x.85 = 590 dwellings</i>
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Outside existing boundary but could be developed as part of larger composite area with TIP65 and TIP12
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	Assumed No
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	From West End Road

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2.3	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?	G	Call for Sites pro-forma & site visit	Agriculture	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Proforma suggests all utilities are available to West End Road <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	no	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Tiptree heath - no	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

ECC Minerals Map is not detailed enough to see if this site is covered. This can be reviewed once for ALL of Tiptree rather than per site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

School capacity impact can be assessed for Tiptree (as a single exercise) or guidelines are needed as how forecast is to be calculated per site (if necessary).

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Outside existing boundary, but can make up a continuous block.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Via West End Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	No. Utilities supplied to neighbouring houses.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Agriculture. Greenfield	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	West	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Location E Borders onto Gravel Pit, TIP03 and small South/East corner of TIP57 that are highlighted as Wildlife Areas.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	A	Call for Sites pro-forma, Landscape Character Assessment,	Borders on areas, such as Gravel Pits, so impact needs to be assessed <i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	A	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Borders on areas, such as Gravel Pits, so impact needs to be assessed <i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No <i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	Borders on areas, such as Gravel Pits, so impact needs to be assessed	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	No risk shown	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any risk.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Open land	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables	Assumed that nearest bus stop is Tiptree Heath	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 3.5 miles (5,635m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Tiptree Heath School is 400m.	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	R	Mapping	Distance to Thurstable is 1.9 miles (3,059m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	Distance to Medical Centre is 1.9miles (3,059m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Uses same distance to Medical Centre i.e. 1.9miles (3,059m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Distance to Tiptree Jam Factory is 2.0 miles (3,220m) or village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1287m to Caxton Close	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Priory Road / West End Road is open space, Tiptree Heath	
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Summary and conclusion in relation to the site's suitability and sustainability

No major issues identified.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Grange Road
Reference number	TIP58
Settlement	Tiptree
Size	7.85 ha
Proposed use/s	Residential
Site Owner	Mrs Diana Martin
Agent / Promoter	None

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

None identified

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	All Tiptree sites assumed GREEN
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>7.85x30x.85 = 200 dwellings</i>
1A.3	Is the site physically separate from an existing development boundary	R	Call for Sites pro-forma, village boundary map	Outside existing boundary, but could join up with other sites
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	Assumed No
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	From Grange Road

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	R	Distance from existing development boundary and separate from any other development
Stage 1B	G	No issues identified

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2.3	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?	G	Call for Sites pro-forma & site visit	Agriculture	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Proforma suggests all utilities are available to site from surrounding properties. <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	no	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Nearest Baynards - yes	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	R	Mapping	Outside existing boundary, but close to possible connections	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Via Grange Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	No. Utilities supplied to neighbouring houses.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Agriculture. Greenfield	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	West	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Location E	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	NO <i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	No. <i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No <i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	None identified	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	No	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any risk.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Open land	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	Assumed that nearest bus stop is Kelvedon Road Distance (1126m)	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 3.2 miles (5,152m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Baynards is 1126m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	R	Mapping	Distance to Thurstable is 1.2 miles (1,932m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	Distance to Medical Centre is 1.6miles (2,576m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Uses same distance to Medical Centre i.e. 1.6miles (2,576m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Distance to Tower Business Park is 1609m	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to ‘trees’ estate play area 1287m	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Grange Road is open space	
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Summary and conclusion in relation to the site’s suitability and sustainability
No major issues identified.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Lange, West End Road
Reference number	TIP59
Settlement	Tiptree
Size	0.35ha
Proposed use/s	Residential, Affordable Housing
Site Owner	Mr Robert Garwood
Agent / Promoter	None

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

None identified

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	All Tiptree sites assumed GREEN
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>0.35x30x.85 = 8 dwellings</i>
1A.3	Is the site physically separate from an existing development boundary	R	Call for Sites pro-forma, village boundary map	Outside existing boundary, but connected via other sites
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	Assumed No
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	From West End Road

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	R	Outside existing boundary
Stage 1B	G	No issues identified

Stage 1 Assessment - Steering Group Decision & Comments
Empty space for decision and comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2.3	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?	G	Call for Sites pro-forma & site visit	House and Garden	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	All utilities available to site <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	no	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Tiptree heath - no	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	R	Mapping	Outside existing boundary, but connected via other sites	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Via West End Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	No.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Agriculture. Greenfield	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	West	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Location E	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	None identified. <i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	None identified <i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No <i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	No	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	No risk shown	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any risk.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Open land	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables	Assumed that nearest bus stop is Ship Inn Distance is 0.2m (322m)	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 4.4 miles (7,084m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	Distance to Tiptree Heath is 0.4 miles (644m)	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	R	Mapping	Distance to Thurstable is 1.4 miles (2,254m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	Distance to Medical Centre is 1.3miles (2,093m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Uses same distance to Medical Centre i.e. 1.3miles (2,093m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Distance to Tiptree Jam Factory is 1.3 miles (2,093m) or village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Caxton Close is 1770m	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	West End Road is open space	
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Summary and conclusion in relation to the site’s suitability and sustainability

No major issues identified.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	77-79 Church Road
Reference number	TIP60
Settlement	Tiptree
Size	0.18 ha
Proposed use/s	Residential and retail
Site Owner	Mrs E Hutter
Agent / Promoter	None

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Village centre location therefore currently within the development boundary. Currently occupied by Brights electrical store and neighbouring residential property

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	R	Call for Sites pro-forma	
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Within the current development area
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public	G	Mapping	Access direct on to Church Road

	highway?			
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	R	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development		Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)		Call for Sites pro-forma / Land Registry		
2.3	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?		Call for Sites pro-forma & site visit		

Summary and conclusion in relation to site availability

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Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?		Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?		Call for Sites pro-forma & mapping		
3.3	<p>Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?</p> <p>Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx</p> <p>Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx</p>		Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>		Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?		Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?		Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)		GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>		Commissioning School Places in Essex 2016-2021		

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>		Commissioning School Places in Essex 2016-2021		
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>		Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>				

Summary and conclusion in relation to the site's achievability

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
	Physical constraints				
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?		Mapping		
4.2	Would development of the site lead to coalescence between settlements?		Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?		Mapping, Transport Planners & ECC		
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?		Call for Sites pro- forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?		Call for Sites pro- forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)		Call for Sites pro-forma, mapping, site visit		
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)		Magic		
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?		Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No		TPC response to call for sites		!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No		Feedback from village surveys		

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?		Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0		Call for Sites pro-forma, Local Sites Assessment, Magic & site visit		
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?		Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?		Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>		Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>		Call for Sites pro-forma, Surface Water Flood map		
4.17	Views – are there any key views to or from the site?		Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m		Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m		Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m		Mapping		
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m		Mapping		

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m		Mapping		
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m		Mapping		
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m		Mapping		
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m		Mapping		

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m		Mapping		
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Summary and conclusion in relation to the site’s suitability and sustainability

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations	

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Rear of Barbrook Lane 77-97
Reference number	TIP61
Settlement	Tiptree
Size	1.8 Hectares
Proposed use/s	Residential 5 eco homes (site capacity 45)
Site Owner	Mrs Diana Littler
Agent / Promoter	none

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Site is classified as white belt according to call for sites pro forma
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>This site can accommodate</i> $1.8 \times .85 \times 30 = 45$ $1.8 \times .7 \times 30 = 37$
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	

1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	Existing farm track to the right of 97 Barbrook Lane
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	The owner is registered on the CBC self build and custom Housebuilding register ref FS1390247 for up to 5 self-builders to build eco houses which need zero energy to function. This would enable the owner to retire in a very green way as well as 4 other self-builders. Large plots required for each house to grow their own food as well as provide energy from the land.
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry		
2.3	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?	G	Call for Sites pro-forma & site visit	Agricultural with 1 green house and orchard	

Summary and conclusion in relation to site availability

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Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Assumed no – site should be considered with other Barbrook Lane sites	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	No restrictions on the site	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info	The GP surgery doesn't have satisfactory capacity for the current Tiptree. The commissioning group recognise this and have estimated large sums needed to ameliorate the current situation and for expansion in the future. A site has already been offered to Tiptree. On this basis all sites have been graded Amber.	

3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Milldene - yes	
3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	There is only one secondary school in Tiptree and it has spare capacity. Students attend it from as far away as West Mersea, so for Tiptree all sites have been graded Green.	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	A	Call for Sites pro-forma & CBC planning portal	The owner is registered on the CBC self build and custom Housebuilding register ref FS1390247 for up to 5 self-builders to build eco houses which need zero energy to function. This would enable the owner to retire in a very green way as well as 4 other self builders. Large plots required for each house to grow their own food as well as provide energy from the land.	

3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G			
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Summary and conclusion in relation to the site’s achievability

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping		
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Single farm track access	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro- forma	No utilities at the site currently. But there are plenty of properties in the area	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro- forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Site classified as white belt by landowner	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	A	TPC response to call for sites	Location B Sites in E, F, A graded Green as in North or West, all other sites graded Amber.	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	locations A & F have been graded Green; B & E graded Amber; C & D graded Red.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	<i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	<i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	<i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Surface water flood risk at north west corner of the site	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	A	Mapping, bus timetables	Bus stops on Maypole Road 643M	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Closest schools – Milldene 220m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	750m	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	850M	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	850M TO Village centre (existing medical centre)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	850M TO Village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	350m to Grove Park	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	350m grove Park	
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Summary and conclusion in relation to the site's suitability and sustainability

If the medical centre is moved to the adjoining site this would be a viable site for a nursing home / residential care facility.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Little Rickets, Grange Road
Reference number	TIP62
Settlement	Tiptree
Size	2.02 ha
Proposed use/s	Residential, Affordable, Office, Sports/Leisure
Site Owner	Mr Matthew McGrath
Agent / Promoter	None

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.
None identified

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	All Tiptree sites assumed GREEN
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>2.02x30x.85 = 51 dwellings</i>
1A.3	Is the site physically separate from an existing development boundary	R	Call for Sites pro-forma, village boundary map	Outside existing boundary, but could join up via other sites
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	Assumed No
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	From Grange Road

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	R	Outside existing boundary
Stage 1B	G	No issues identified

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2.3	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?	G	Call for Sites pro-forma & site visit	Not in use.	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Proforma suggests all utilities are available to site from surrounding properties. <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	no	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	Employment Land Needs Report suggests there is no available employment land in Tiptree	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards - yes	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	R	Mapping	Outside existing boundary.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Via Grange Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro- forma	No. Utilities supplied to neighbouring houses.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro- forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Currently land not in use	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	West	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Location E	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	NO <i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	No. <i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No <i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	None identified	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	No	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any risk.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Open land	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	Assumed that nearest bus stop is Kelvedon Road Distance is (965m)	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 3.2 miles (5,152m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Baynards is 965m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	R	Mapping	Distance to Thurstable is 1.2 miles (1,932m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Medical Centre is 1.6miles (2,576m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Uses same distance to Medical Centre i.e. 1.6miles (2,576m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Distance to Tower Business Park is 1449m	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to ‘trees’ estate play area is 1287m	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Grange Road is open space	
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Summary and conclusion in relation to the site’s suitability and sustainability
No major issues identified.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land off Bull Lane CO5 0BE TL8915SE
Reference number	TIP63
Settlement	Tiptree
Size	1.4 HECTARES
Proposed use/s	Residential / Affordable Housing
Site Owner	Mr Kevin Royan
Agent / Promoter	none

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Flood zone 3
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<i>This site can accommodate</i> $1.4 \times .85 \times 30 = 35$ $1.4 \times .7 \times 30 = 29$
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	

1A.5	Can the site be accessed by vehicle from the public highway?	A	Mapping	All roads in this area are unmade or single track
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma		
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry		
2.3	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?	G	Call for Sites pro-forma & site visit	Grazing and Stables. It has been offered for development.	

Summary and conclusion in relation to site availability

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Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	A	Call for Sites pro-forma & mapping	Probably needs access via another site	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	No restrictions on the site	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	TPC response to call for sites		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Tiptree Heath / St Lukes - no	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site's achievability

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping		
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	A	Mapping, Transport Planners & ECC	Bull Lane is a single track road, probably needs access via a block of sites	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit		
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	A	TPC response to call for sites	Location D Sites in E, F, A graded Green as in North or West, all other sites graded Amber.	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	R	Feedback from village surveys	sites in locations A & F have been graded Green; B & E graded Amber; C & D graded Red	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	<i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	<i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	<i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	A	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Surface water flood risk	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	A	Call for Sites pro-forma, Surface Water Flood map	May be difficult, there is a big stream of surface water flooding running down the hill.	
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables	Bus stops on Station Road	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	Closest schools – Tiptree Heath 600M St Lukes 1Km	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	A	Mapping	1.8Km	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	900m – but proposed site for new centre next door	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	900M TO Village centre (existing medical centre)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Wilkin's employer	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1.3km to Grove Park	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1.3kM Tiptree Heath	
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Summary and conclusion in relation to the site’s suitability and sustainability

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	West End Road
Reference number	TIP64
Settlement	Tiptree
Size	Not Provided – possibility of Roland Smith’s field fronting W E Road available too
Proposed use/s	Residential, affordable housing
Site Owner	Mr Andrew Parnham
Agent / Promoter	None

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.
None identified

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	All Tiptree sites assumed GREEN
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	R	Call for Sites pro-forma	.108x30x.85 = 2 houses
1A.3	Is the site physically separate from an existing development boundary	R	Call for Sites pro-forma, village boundary map	Outside existing boundary
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	Assumed No
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	From Priory Road / West End Road

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	Assumed NO
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		Assumed NO

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	R	Outside existing boundary, remote, too small
Stage 1B	G	No issues identified

Stage 1 Assessment - Steering Group Decision & Comments
<p>Do not take further</p>

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	A	Call for Sites pro-forma	Submitted via local call for sites 2017	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Single	
2.3	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?	G	Call for Sites pro-forma & site visit	Grazing	

Summary and conclusion in relation to site availability

There are no major issues identified.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Proforma suggests all utilities are available from West End Road. <i>[check pro-forma for any comments, gas, electricity, telecommunications, broadband, etc]</i>	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	no	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this sit	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	Employment Land Needs Report suggests there is no available employment land in Tiptree	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	A	Commissioning School Places in Essex 2016-2021	Tiptree heath - no	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable - yes	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal	No. Search of Colchester Planning site using didn't highlight any items of concern.	
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

ECC Minerals Map is not detailed enough to see if this site is covered. This can be reviewed once for ALL of Tiptree rather than per site.

No site in Tiptree has been selected as part of the Replacement Waste Plan. This can be confirmed for Tiptree as a whole.

School capacity impact can be assessed for Tiptree (as a single exercise) or guidelines are needed as how forecast is to be calculated per site (if necessary).

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	R	Mapping	Outside existing boundary.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Via Priory Road / West End Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro- forma	No. Utilities supplied to neighbouring houses.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro- forma, mapping, site visit	None identified	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Grazing	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No issues identified.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North and West	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Location E	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	NO <i>[refer to Tiptree extract from Landscape Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	No. <i>[Local Wildlife Sites – via link. Local Sites are listed for Tiptree CO4, CO5, CO7, CO10, CO13, CO16, CO19, CO21, CO25, CO32, CO37 and CO169]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No <i>[refer to Tiptree extract from Historic Environment Character Assessment]</i> <i>NB: Hard copy of this report also provided for ease of reference</i>	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRow, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report	None identified	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	A	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Most of site is low risk but some small areas near ponds are considered high/medium risk	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any risk.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Open land	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	Assumed that nearest bus stop is Tiptree Heath Distance 1449m	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Distance to Kelvedon Station is 3.5 miles (5,635m)	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Tiptree Heath is 0.9 miles (1449m)	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	R	Mapping	Distance to Thurstable is 1.9 miles (3,059m)	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	Distance to Medical Centre is 1.9miles (3,059m)	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Uses same distance to Medical Centre i.e. 1.9miles (3,059m)	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	Distance to Tiptree Jam Factory is 2.0 miles (3,220m) or village centre	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping		

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Priory Road / West End Road is open space	
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Summary and conclusion in relation to the site’s suitability and sustainability

No major issues identified.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available
A – could be suitable/achievable/available, but with some uncertainty
R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Peakes, Maldon Road
Reference number	TIP01 (CO04) Including TIP09 and TIP27 and TIP65
Settlement	Tiptree
Size	TIP01 is 13.3 Ha (3.2 Ha excluded as gravel pit) and TIP27 is 2.733Ha ... TOTAL size is 16.033HA (408 dwellings)
Proposed use/s	Residential, affordable housing, retail, parking, leisure, open space
Site Owner	Mr Richard Martin (TIP01) Mr Paul Mctighe / Michael Calder - Taylor Wimpey East London - (TIP09) No owner stated for TIP27 Bloor Homes (TIP65)
Agent / Promoter	Michael Calder of Taylor Wimpey East London (TIP09) Strutt & Parker (TIP65)

Planning history / context	
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.	
<p>No prior planning history.</p> <p>No clear demarcation lines shown for TIP09 (10Ha) - it is assumed that TIP09 is part of the TIP01 and TIP27 plots</p>	

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

KC NOTE: The Stage 1a and 1b comment box has deliberately been made blank for the composite site (TIP01, 09 and 27). For relevant Stage 1 comments on these sites refer to the relevant Stage 1 document.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites proforma	TIP01 and TIP09 sites have a CBC Call for Sites Submission Form 2014. There is no proforma for TIP27	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	A	Call for Sites proforma / Land Registry	Mr Richard Martin (TIP01) Mr Paul Mctighe / Michael Calder - Taylor Wimpey East London - (TIP09) No owner stated for TIP27	
2.3	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?	G	Call for Sites proforma & site visit	Plot is open farmland at present.	

Summary and conclusion in relation to site availability

Decision to be made on how this composite site progress i.e. as separate sites or as a single entity.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Site proximity is very close to the Peakes Close and Maldon Road developments so there are no obvious problems for extension of utilities.	
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	None. NOTE: Issue could arise if Ship Field (TIP12) is to be included in this composite site as the two sites are divided by a narrow piece of land that appears to be a public access footpath and also part of a private dwelling.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) highlights the 'Farm Wildlife Package' as being relevant to this site.	
3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?	G	Local Plan evidence base - Employment Land Needs Report	Employment Land Needs Report suggests there is no available employment land in Tiptree	

3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites proforma	None mentioned in proforma. NOTE: TIP27 does not have a proforma	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites proforma & Local Plan evidence base	None identified	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	Commissioning School Places in Essex 2016-2021	Nearest school Tiptree Heath doesn't have capacity. Baynards and Milddene do.	
3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	G	Commissioning School Places in Essex 2016-2021	Thurstable has capacity.	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites proforma & CBC planning portal	NO. Search of Colchester Planning site using post code of nearest landmarks (Ship Inn CO5 0PQ and Tiptree Heath School CO5 0PB) didn't highlight any items of concern.	
3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G		None known	

Summary and conclusion in relation to the site's achievability

MAGIC - Countryside Stewardship Targeting & Scoring Layers (Biodiversity) 'Farm Wildlife Package' is relevant to this site.

Stage 3 Assessment - Steering Group Decision & Comments

Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Adjacent to existing boundary.	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	It will make proximity closer to settlement area that is currently separated from main settlement boundary in South West of Tiptree (Maldon Road opposite Ship Inn).	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Directly from Maldon Road via TIP27	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	NO - due to close proximity to current settlement boundary and access to Maldon Road.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	NO - Single pylon on TIP27.	

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Currently farmland so assumed Greenfield.	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Defra Map suggests that agricultural land in Tiptree is GOOD. Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	No	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	On west side of village and in area considered for potential development and/or possible location for trunk road to remove traffic from village centre	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	Third most popular site.	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,	Close to Tiptree Heath and borders on Gravel Pit but should not impact them directly	
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation?	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Close to Tiptree Heath and borders on Gravel Pit but should not impact them directly, but a separation should be left.	
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	No	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	TIP01 has a PRoW that transgresses it and there is PRoW that borders TIP27 and TIP12	
4.15	Flood risk – is the site within, or partially within, an area of flood risk	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	No	

4.16	Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?	G	Call for Sites pro-forma, Surface Water Flood map	Surface Water Flood map doesn't highlight any significant risk.	
4.17	Views – are there any key views to or from the site?	A	Call for Sites pro-forma & site visit	Peakes Close and Tiptree Heath School currently have open field views over TIP27,09 and 01 that venture onto gravel pits.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables	A Bus Stop exists on the south boundary of TIP27 (Maldon Road) and across the Maldon Road opposite. This is a busy road to cross. No 75 bus.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	Nearest train stations are Kelvedon (4.1m - 6,598m) and Witham (6.4m - 10,300m). Distance measured using Google Maps (from Ship Inn).	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	Tiptree Heath School is 150m.	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	A	Mapping	1609m to Thurstable School.	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	It is .7 m (1126m) to Tiptree Medical Centre.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	It is .7 m (1126m) to Tiptree Centre.	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	.7m (1126m) to Jam factory.	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	.7m (1126m) to Caxton Close, but large site so likely.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	It is assumed that Tiptree Heath is the nearest public open space/park. This is 0.7m (1126m) from Peakes Close	

Summary and conclusion in relation to the site's suitability and sustainability

There do not appear to be any major obstacles to developing these sites; which together could accommodate nearly 500 dwellings. If also joined with Ship Field (TIP12) and/or Pennsylvania Lane (TIP03) it is possible these areas could take the full quota of housing being imposed.

Stage 4 Assessment - Steering Group Decision & Comments

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Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

- G – suitable/achievable/available
- A – could be suitable/achievable/available, but with some uncertainty
- R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land adjacent to Maypole Road
Reference number	TIP67
Settlement	Tiptree
Size	1.3 ha
Proposed use/s	Residential, affordable housing,
Site Owner	Glavenhill Strategic Land (not stated if the actual owner)
Agent / Promoter	Lanpro Services

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

Currently undeveloped land to north of Thurstable school, off the access road to Warriors Rest

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	Pro-forma suggests 20-40 houses <i>1.3 x 30 x 0.85 = 33 houses</i>
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Adjacent to the current development area
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	
1A.5	Can the site be accessed by vehicle from the public	G	Mapping	Access direct on to Maypole Road

	highway?			
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Promoted by agent	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Land is single ownership. Actual owner not stated	
2.3	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?	G	Call for Sites pro-forma & site visit		

Summary and conclusion in relation to site availability

No issues with respect to availability

Stage 2 Assessment - Steering Group Decision & Comments

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Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Access on to Maypole Road	
3.3	<p>Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?</p> <p>Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx</p> <p>Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx</p>	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards / Milldene yes	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021		
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site’s achievability

Healthcare and education capacity considerations common to all sites considered under SLAA process therefore site classed at GREEN

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site adjacent to current settlement boundary	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping		
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Access on to Maypole Road	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit		
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	G	Magic	Predominantly urban	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	A	TPC response to call for sites	Location B. Sites in E, F, A graded Green as in North or West, all other sites graded Amber.	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	A	Feedback from village surveys	sites in locations A & F have been graded Green; B & E graded Amber; C & D graded Red	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit		
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	Historic Environment Characterisation Report refers to Tiptree Heath and Tiptree Urban Area but it is not obvious if development of this site will have any impact	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	<p>Views – are there any key views to or from the site?</p>	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping		
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping		

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1500m	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1500m	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	965m to Tower Business Park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	160m to 'trees' estate play area	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Nearest existing public open space is Windmill Green which is less than 800m away. New open space at Grange Road development	
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Summary and conclusion in relation to the site's suitability and sustainability

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations	

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Highlands Nursery and land behind 100 Oak Road CO5 0LY / CO5 0NA
Reference number	TIP68
Settlement	Tiptree
Size	Not stated – Highlands .865ha, Behind 100 Oak Road 1.181, total: 2.046ha
Proposed use/s	Residential, affordable housing,
Site Owner	Mr P Hiller and Mrs Enever
Agent / Promoter	Raymond Stemp Associates

Planning history / context
<p>This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.</p>
<p>Highlands Nursery off Kelvedon Road wrapping round to behind 100 Road. Adjacent to sites TIP35, TIP 44, TIP49. Could be developed as part of large block to north of Oak Road >500 properties. Highlands Nursery has had planning approved in the past. There are no know planning applications for behind 100 Oak Road.</p>

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	Pro-forma suggests approx. 60 houses Highlands $0.865 \times 30 \times 0.85 = 22$ Behind 100 Oak Road $1.181 \times 30 \times 0.85 = 30$ Total 52.
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside the current development area but would partially adjoin boundary if developed in conjunction with neighbouring sites
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	

1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	Access direct on to Kelvedon Road
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Promoted by agent	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Joint owners	
2.3	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?	G	Call for Sites pro-forma & site visit	Highlands Nursery has been offered by the owner. Behind 100 Oak Road is a plot of grassland.	

Summary and conclusion in relation to site availability

No issues with respect to availability

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Highlands Nursery has access on to Kelvedon Road. Behind 100 Oak Road may have access to Oak Road, but this isn't clear, but in combination with the other sites in the area this isn't a problem.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma		
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site’s achievability

Healthcare and education capacity considerations common to all sites considered under SHLAA process therefore site classed at GREEN

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site not adjacent to current settlement boundary but would be if developed in conjunction with neighbouring sites	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	Would result in extension of the village boundary towards Inworth village	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Access on to Kelvedon Road / Oak Road? But a part of a bigger block there isn't a problem.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma		
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		

4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	A	Call for Sites pro-forma, mapping, site visit	Assumed to be part brownfield	
4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North of Tiptree	!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys	Location A	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit		
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	Historic Environment Characterisation Report refers to Tiptree Heath and Tiptree Urban Area but it is not obvious if development of this site will have any impact	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	<p>Views – are there any key views to or from the site?</p>	G	Call for Sites pro-forma & site visit		

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	321m	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	965m	

4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	1609m	
4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1609m	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	160m to business park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	643m to Walnut Tree Way play area, but new facilities would be provided as part of a large block.	

4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Nearest existing public open space is Windmill Green which is less than 800m away. 483m	
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Summary and conclusion in relation to the site’s suitability and sustainability

Overall classification Amber – distance to village centre

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

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Stage 6: Outcome of Assessment

Overall conclusions and recommendations	

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Land East of Messing Road and North of Colchester Road near Elms Farm CO5 0ES
Reference number	TIP69
Settlement	Tiptree
Size	1.6 ha stated – 1.459 roughly measured
Proposed use/s	Residential, affordable housing
Site Owner	A sole owner
Agent / Promoter	Stuart Cock, Mersea Homes

Planning history / context

This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.

This site is part of a large block to the north of Oak Road in combination with TIP 50. No planning applications registered (post 2000). Elms Farm comprises 3 listed buildings, the farmhouse, a barn and stables.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	No There appears to be a small water course on the southern boundary of the site with Oakness, Lilac and Willow Cottages
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	$1.459 \times 0.85 \times 30 = 37$ $1.459 \times 0.70 \times 30 = 30$ $1.6 \times 0.85 \times 30 = 45$ $1.6 \times 0.70 \times 30 = 33$
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	Site outside the current development area but adjoins the boundary at Oakness, Lilac and Willow Cottages
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	

1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	Access to Colchester Road and Messing Road.
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Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	NO – based on search of CBC planning portal
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Promoted by Mersea Homes	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Sole Owner	
2.3	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?	G	Call for Sites pro-forma & site visit	Agricultural, no structures.	

Summary and conclusion in relation to site availability

No issues with respect to availability

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner		
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping		
3.3	<p>Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))?</p> <p>Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx</p> <p>Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx</p>	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan		

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report		
3.5	<p>Contamination – is the site contaminated or partially contaminated?</p>	G	Call for Sites pro-forma		
3.6	<p>Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?</p>	G	Call for Sites pro-forma & Local Plan evidence base		
3.7	<p>Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p>	A	GP Capacity Info		
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards / Milldene / Messing	

3.9	<p>Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlacesinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Thurstable	
3.10	<p>Unimplemented permissions – does the site have a history of unimplemented permissions?</p> <p>G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions</p>	G	Call for Sites pro-forma & CBC planning portal		
3.11	<p>Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?</p>	G			

Summary and conclusion in relation to the site’s achievability

Healthcare and education capacity considerations common to all sites considered under SLAA process therefore site classed at GREEN

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Stage 3 Assessment - Steering Group Decision & Comments
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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Site outside the current development area but adjoins the boundary at Oakness, Lilac and Willow Cottages	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	Would result in extension of the village boundary towards Messing village	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Access to Colchester Road and Messing Road.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	All currently supplied except gas.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit		
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Greenfield	

4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	R	Magic	Grade 2	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit		
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites	North Tiptree	
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys	Location A	

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit		
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report	Historic Environment Characterisation Report refers to Tiptree Heath and Tiptree Urban Area but it is not obvious if development of this site will have any impact	
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	G	Call for Site pro-forma, Urban Fringe Report		

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea		
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map		
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit	Site behind hedges.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	G	Mapping, bus timetables		
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping		
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	644m to Baynards, 965 Milldene, 1126 Messing	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping		
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	1610 m to GP	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1610 to centre	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	1126 m to Business Park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	G	Mapping	483 m to Walnut Tree Way play area, but near large site TIP50 so highly likely that facilities would be provided.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	Nearest existing public open space is Windmill Green which is less than 800m away. Also 483 m to Walnut Tree Way play area.	

Summary and conclusion in relation to the site's suitability and sustainability

Overall classification Amber – distance to village centre. Affords the opportunity to divert traffic to / from Messing from the dangerous Messing Road / Oak Road / Colchester Road junction at Maypole Corner and also gives the opportunity to provide a roundabout on Colchester Road calming the traffic and giving the opportunity to lower the speed limit even further from Maypole corner and re-site warning signs so that such signs and limits are more likely to be observed at Maypole Corner by traffic entering the village.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations	

Outcome	
G – suitable/achievable/available A – could be suitable/achievable/available, but with some uncertainty R – the site is not suitable/achievable/available, or is highly unlikely to be so	

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Near Waterworks, Grange Road (6 WW Cottages) CO5 0UG
Reference number	TIP70
Settlement	Tiptree
Size	None given / 0.715ha approximately marked on area map plus 1.671ha area for biodiversity enhancement
Proposed use/s	Residential & Affordable Housing
Site Owner	Essex & Suffolk Water / Northumbrian Water parent company
Agent / Promoter	Savills

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.
6 Waterworks Cottages refused extension partly on grounds of open character of surrounding countryside, 2004. 2001 development on junction Grange Road and Windmill Hill refused, character and highway considerations (safety). 2000 Grange Road / Kelvedon Road, refusal of housing in employment area. No title deeds attached. Close to TIP08, TIP15, TIP16 (both enclosed in TIP33) TIP48, and TIP71. Adjacent to north Grange Road site, which has planning permission for 48 houses.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	<p>Is the site greenfield and within flood zone 3 (more than 50%) without flood defences?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Zone 1, surface water flooding site low, Grange Road low-high
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	<p>0.715x.85x30=18 0.715x.7x30=15</p> <p>The smaller plot has been used to calculate the number of houses. The area for biodiversity enhancement has been provided to make the project viable to facilitate the primary street and take account of the fact that there can be no building over the water main leading to the water works. The intension is to create lower density – higher value housing set within the area for biodiversity enhancement.</p>
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	No

1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	No. Local lowland dry acid grassland, lowland meadows, HC11 – Other neutral grasslands, HC12 – heathland Acid grassland Fairy Flax (Essex Red Data List), Common Sedge (EDRL). Higher spatial priority woodland
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	Grange Road across TIP15

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	No
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	No
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		No

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	Set back from Grange road to retain character of the area and to allow for any future road widening needed. Possible use as a part of a route to connect Grange Road directly to Kelvedon Road, avoiding difficult Grange/Vine Road junction with Kelvedon Road near Baynards School.
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Meeting with Northumbrian Water / Essex and Suffolk Water, title deed provided. Letter from Savills.	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Part of site owned by Essex & Suffolk Water / Northumbrian Water.	
2.3	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?	G	Call for Sites pro-forma & site visit		

Summary and conclusion in relation to site availability

On the basis of talks with Essex & Suffolk Water, it is available.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Mains water, electricity, landline / broadband, sewerage; query gas. No streetlighting in the area.	Close to road and developments underway should be achievable
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Public highway available.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	No	

3.4	If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use? Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0	G	Local Plan evidence base - Employment Land Needs Report	Currently vacant land, no apparent reason why it shouldn't change use.	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma	No	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	No	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	R	GP Capacity Info	No, needs expansion of £820,00 already and additional £933,000 forecast. Top 20 need now, top 9 need of 103 in 2021.	
3.8	Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlaceinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Baynards / Milldene – Yes, St. Luke's / Tiptree Heath marginally no	

3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlaceinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Thurstable School - Yes	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	No recent history.	
3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G		Part of the site might be needed to improve the connection of Grange and Kelvedon Roads to improve safety for vehicles, pedestrians and cyclists at the existing junction.	

Summary and conclusion in relation to the site's achievability

No insurmountable problems, except those of Tiptree in general.

Stage 3 Assessment - Steering Group Decision & Comments

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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Close to existing residential developments and outlying dwellings	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Could link to Grange Road directly via TIP15.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	No, in an area were there are several outlying buildings and near to some current developments.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Vacant parcel of land.	

4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3, has not been cultivated for many years.	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites		!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys		

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Farmland Wildlife Package Area; Nitrate Vulnerable zone – surface water; Drinking Water (Surface Water) Protected and Safeguard Areas; Farmland Birds. Close to Hill Wood, but there are already dwellings closer. A small part of the site has been recorded: Local lowland dry acid grassland, lowland meadows, HC11 – Other neutral grasslands, HC12 – heathland Acid grassland Fairy Flax (Essex Red Data List), Common Sedge (EDRL). Higher spatial priority woodland.	The majority of the site is not designated.
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	No designated open space. Footpath on eastern boundary.	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Zone 1.	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Low / medium / high risk of surface water flooding on Grange Road increasing eastwards towards the Football Training ground entrance. Any loss of bare land will contribute to surface water flooding unless adequate drainage measures are undertaken.	Development taking place further along the road with similar risk.
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit	None stated, unlikely.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	500m to number 91 service, but not particularly frequent. 965m to number 75 service. All of Tiptree could benefit from a more regular service to the railway stations in Kelvedon and Witham.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	4500m from northern limit of Tiptree.	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	800m to Baynards with capacity	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	A	Mapping	1290m to Thurstable	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	1930m to medical centre. A second facility to the north of the village would provide some balance.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1500m to Asda 1930m Village centre.	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	160m to Tiptree Business Park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	R	Mapping	965 m to Trees Estate playground, but new aarea likely.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	800m Windmill Green. A new park in the NW of Tiptree would offer an alternative walking and recreation area and take pressure off Tiptree heath.	

Summary and conclusion in relation to the site's suitability and sustainability

This site is close to Baynards School which has capacity and in conjunction with TIP08, TIP15, TIP48 and TIP71 and current developments, would be suitable for development, affording an opportunity to develop a spine road that would connect to Kelvedon Road, hence bypassing the current difficult Vine / Grange Road junction with Kelvedon Road and reduce traffic near Baynards School. With improvements at the Tiptree Road junction with Braxted Park Road, a NW bypass for Tiptree could be created for traffic from the west wanting to reach the A12 in the Colchester direction, avoiding it passing Tiptree Heath (a difficult car park to exit) and feeding along Maldon Road and the junction at Windmill Green.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments

Strategic Housing Land Availability Assessment

Site name	Waterworks, Grange Road (6 WW Cottages) CO5 0UG
Reference number	TIP71
Settlement	Tiptree
Size	None given / 0.352ha approximately marked on area map.
Proposed use/s	Residential & Affordable Housing
Site Owner	Essex & Suffolk Water / Northumbrian Water parent company
Agent / Promoter	Savills

Planning history / context
This section provides a brief overview of any significant planning history on the site (including relationship to and information relating to the neighbourhood plan process where applicable) to identify any factors that may require particular focus in the assessment of the site.
6 Waterworks Cottages refused extension partly on grounds of open character of surrounding countryside, 2004. 2001 development on junction Grange Road and Windmill Hill refused, character and highway considerations (safety). 2000 Grange Road / Kelvedon Road, refusal of housing in employment area. No title deeds attached. Close to TIP08, TIP15, TIP16 (both enclosed in TIP33) TIP48 and TIP70. Adjacent to north Grange Road site, which has planning permission for 48 houses.

Stage 1A: Initial sieve

A red rating for any of the assessment criteria within this section means the site will not be taken further in the assessment process. A red rating in Stage 1 means that a site is considered to be unsuitable for development at the current time, in accordance with national and local policy, or that the site is too small to be taken through the SLAA process.

1A	Assessment criterion	R/G Rating	Data Source	Comments
1A.1	Is the site greenfield and within flood zone 3 (more than 50%) without flood defences? Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap	G	Call for Sites pro-forma, Magic, Flood Map for Planning Rivers and Sea	Zone 1, surface water flooding site low, Grange Road low-high
1A.2	Is the site for fewer than 5 dwellings or less than 0.25ha?	G	Call for Sites pro-forma	0.352x.85x30=9 0.352x.7x30=7 Possibly more when combined with site to south
1A.3	Is the site physically separate from an existing development boundary	G	Call for Sites pro-forma, village boundary map	No
1A.4	Would development of the site have a significant negative effect on a site nationally or internationally designated for its landscape, biological, geological, archaeological or historical importance?	G	Call for Sites pro-forma, Magic	No. Local lowland dry acid grassland, lowland meadows, HC11 – Other neutral grasslands, HC12 – heathland Acid grassland Fairy Flax (Essex Red Data List), Common Sedge (EDRL). Higher spatial priority woodland
1A.5	Can the site be accessed by vehicle from the public highway?	G	Mapping	Grange Road across TIP15

Stage 1B: Second sieve

This sieve tests sites in terms of their existing status and use. Sites are sieved out at this stage where there is sufficient information in relation to their existing status and use that renders further assessment unnecessary. A yes in the stage 1B sieve means further assessment is not required. A conclusion and details of site capacity and delivery should be given where appropriate.

1B	Assessment criterion	R/G Rating	Data Source	Comments
1B.1	Is the site allocated with extant planning permission, or is it allocated with a strong likelihood of a planning application being submitted in the near future?	G	CBC Planning Portal	No
1B.2	Is the site protected for another use (with no reason to suggest it should be otherwise), or is it in use with a likelihood that that use will continue for the foreseeable future?	G	CBC Planning Portal, Magic	No
1B.3	Is there another reason why it is clear that full assessment of this site would not be necessary?	G		No

Stage 1 Assessment	R/G Rating	Comments <i>If site is assessed "Red" at either stage then no further assessment is necessary</i>
Stage 1A	G	Set back from Grange road to retain character of the area and to allow for any future road widening needed. Possible use as a part of a route to connect Grange Road directly to Kelvedon Road, avoiding difficult Grange/Vine Road junction with Kelvedon Road near Baynards School.
Stage 1B	G	

Stage 1 Assessment - Steering Group Decision & Comments

Stage 2: Availability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
2.1	Has the site been promoted for development? G – Yes it's been promoted A – No, but it was submitted by the site owner through the call for sites process R – Site has not been put forward for allocation by the landowner, or promoted for development	G	Call for Sites pro-forma	Meeting with Northumbrian Water / Essex and Suffolk Water, title deed provided. Letter from Savills.	
2.2	Site ownership G – Single or joint (max 2) known ownership A – site owned by 3 or more different parties or intensions of a part owner not known R – ownership not known / multiple ownership (more than 3)	G	Call for Sites pro-forma / Land Registry	Part of site owned by Essex & Suffolk Water / Northumbrian Water.	
2.3	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?	G	Call for Sites pro-forma & site visit		

Summary and conclusion in relation to site availability

On the basis of talks with Essex & Suffolk Water, it is available.

Stage 2 Assessment - Steering Group Decision & Comments

Stage 3: Achievability

	Assessment criterion	RAG	Data Source	Comment	Mitigation measures
3.1	Viability – is development of the site economically viable? Are there any factors which could limit its viability?	G	Call for Sites pro-forma and additional information from site promoter / owner	Mains water, electricity, landline / broadband, sewerage; query gas. No streetlighting in the area.	Close to road and developments underway should be achievable
3.2	Ransom strip – does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	G	Call for Sites pro-forma & mapping	Public highway available.	
3.3	Is the land currently protected for an alternative use (including minerals allocations and waste allocation (and proposed allocations))? Refer to ECC 2014 Minerals Plans – http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Pages/Default.aspx Refer to ECC Replacement Waste Plan - http://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/Pages/Replacement-Waste-Local-Plan.aspx	G	Mapping, Magic, ECC 2014 Minerals Plans, ECC Replacement Waste Plan	No	

3.4	<p>If protected for a particular use (other than that proposed), is there evidence to suggest that the site could or should be released for an alternative use?</p> <p>Employment Land Needs Report - Appendix 2 http://www.colchester.gov.uk/CHttpHandler.ashx?id=16831&p=0</p>	G	Local Plan evidence base - Employment Land Needs Report	Currently vacant land, no apparent reason why it shouldn't change use.	
3.5	Contamination – is the site contaminated or partially contaminated?	G	Call for Sites pro-forma	No	
3.6	Infrastructure requirements – does the site require the provision of any unique or large infrastructure to support its development?	G	Call for Sites pro-forma & Local Plan evidence base	No	
3.7	Does a local GP surgery have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)	R	GP Capacity Info	No, needs expansion of £820,00 already and additional £933,000 forecast. Top 20 need now, top 9 need of 103 in 2021.	
3.8	<p>Does the local primary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?)</p> <p>Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlaceinEssex-2016-2021.pdf</p>	G	Commissioning School Places in Essex 2016-2021	Baynards / Milldene – Yes, St. Luke's / Tiptree Heath marginally no	

3.9	Does the local secondary school have the capacity to accommodate development of the site? (or would development be likely to provide new facilities?) Schools capacity 2016/2021 – https://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/CommissioningSchoolPlaceinEssex-2016-2021.pdf	G	Commissioning School Places in Essex 2016-2021	Thurstable School - Yes	
3.10	Unimplemented permissions – does the site have a history of unimplemented permissions? G – No unimplemented permissions A – one (maybe two) recent lapsed permissions R – a history of unimplemented permissions	G	Call for Sites pro-forma & CBC planning portal	No recent history.	
3.11	Are there any other known reasons why the development of this site for the specified purpose could raise issues not covered in the assessment criteria, or have unintended consequences – such as impeding the delivery of future infrastructure projects?	G		Part of the site might be needed to improve the connection of Grange and Kelvedon Roads to improve safety for vehicles, pedestrians and cyclists at the existing junction.	

Summary and conclusion in relation to the site's achievability

No insurmountable problems, except those of Tiptree in general.

Stage 3 Assessment - Steering Group Decision & Comments

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Stage 4: Suitability and sustainability

4	Assessment criterion	RAG	Data Source	Comments	Potential mitigation measures
Physical constraints					
4.1	Is the site within or adjacent to the settlement boundary (or could it form part of a new settlement within the identified growth areas)?	G	Mapping	Close to existing residential developments and outlying dwellings	
4.2	Would development of the site lead to coalescence between settlements?	G	Mapping	No	
4.3	What is the main access point/s to the site? Are there any highway constraints?	G	Mapping, Transport Planners & ECC	Could link to Grange Road directly via TIP15.	
4.4	Utilities – is there any evidence that it would not be possible to deliver the necessary utilities?	G	Call for Sites pro-forma	No, in an area where there are several outlying buildings and near to some current developments.	
4.5	Site specifics (e.g. topography, pylons) – are there any issues that would prevent/limit development? Could development improve an existing issue?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.6	Nature of the site – is it brownfield or greenfield? G – brownfield (approx. 75% plus) A – part brownfield, part greenfield R – greenfield (approx. 75% plus)	R	Call for Sites pro-forma, mapping, site visit	Vacant parcel of land.	

4.7	What is the agricultural land classification? G – Grades 4-5 (50% or more) A – Grades 3a or 3b (50% or more, or a mix of categories) R – Grades 1-2 (50% or more)	A	Magic	Grade 3, has not been cultivated for many years.	
4.8	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or to cause negative impact on, neighbouring areas?	G	Call for Sites pro-forma, mapping, site visit	None apparent prior to site visit.	
4.9	Is the site within an area that has previously been identified by the parish council as a potentially preferred area? G – Yes R – No	G	TPC response to call for sites		!
4.10	Is the site within an area that has been identified by the village questionnaire as a potentially preferred area or an area that might provide other additional benefits? G – Yes R – No	G	Feedback from village surveys		

Environmental constraints					
4.11	Landscape impact – would development harm landscape character or setting, particularly relevant to any AONB and undeveloped coastal areas (including areas outside of the Borough boundary)?	G	Call for Sites pro-forma, Landscape Character Assessment,		
4.12	Impact on areas of biological or geological importance – would development be likely to cause harm to these areas / is the site covered, or partially covered, by a local designation? Refer to CBC Local Sites Assessment http://www.colchester.gov.uk/CHttpHandler.ashx?id=21564&p=0	G	Call for Sites pro-forma, Local Sites Assessment, Magic & site visit	Farmland Wildlife Package Area; Nitrate Vulnerable zone – surface water; Drinking Water (Surface Water) Protected and Safeguard Areas; Farmland Birds. Close to Hill Wood, but there are already dwellings closer. A small part of the site has been recorded: Local lowland dry acid grassland, lowland meadows, HC11 – Other neutral grasslands, HC12 – heathland Acid grassland Fairy Flax (Essex Red Data List), Common Sedge (EDRL). Higher spatial priority woodland.	The majority of the site is not designated.
4.13	Impact on archaeological and heritage assets – would development of the site be likely to cause harm to any such assets or their setting?	G	Call for Sites pro-forma, Magic, Historic Environment Character Report		
4.14	Impact on open space – would development of the site result in the loss of, or partial loss of, designated open space, a PRoW, or a bridleway?	A	Call for Site pro-forma, Urban Fringe Report	No designated open space. Footpath on eastern boundary.	

4.15	<p>Flood risk – is the site within, or partially within, an area of flood risk?</p> <p>Refer to Flood Map for Planning Rivers and Sea http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap</p>	G	Call for Sites pro-forma, Flood Map for Planning Rivers and Sea	Zone 1.	
4.16	<p>Drainage – can suitable drainage for the site be provided? Will development of the site increase the risk of flooding on site or elsewhere?</p> <p>Refer to Surface Water Flood map – https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</p>	G	Call for Sites pro-forma, Surface Water Flood map	Low / medium / high risk of surface water flooding on Grange Road increasing eastwards towards the Football Training ground entrance. Any loss of bare land will contribute to surface water flooding unless adequate drainage measures are undertaken.	Development taking place further along the road with similar risk.
4.17	Views – are there any key views to or from the site?	G	Call for Sites pro-forma & site visit	None stated, unlikely.	

Access to services					
4.18	Distance to bus stop with a frequent service at least six days a week (or could a new bus service be incorporated into the development?) G – up to 400m A – 401m - 800m R – over 800m	R	Mapping, bus timetables	500m to number 91 service, but not particularly frequent. 965m to number 75 service. All of Tiptree could benefit from a more regular service to the railway stations in Kelvedon and Witham.	
4.19	Distance to train station with a frequent service at least six days a week G – up to 2,000m A – 2,001m – 4,000m R – over 4,000m	R	Mapping	4500m from northern limit of Tiptree.	
4.20	Distance to primary school (or could a new school be provided as part of new development?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	650m to Baynards with capacity	
4.21	Distance to secondary school (or could a new school be provided as part of new development) G – up to 1,200m A – 1,201m – 2,000m R – over 2,000m	G	Mapping	1125m to Thurstable	
4.22	Distance to health services (or could new health services be provided as part of development of the site?) G – up to 400m A – 401m –800m R – over 800m	R	Mapping	1770m to medical centre. A second facility to the north of the village would provide some balance.	

4.23	Distance to town, neighbourhood, rural district or urban district centre (or would it be likely that a new centre will be provided as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	R	Mapping	1770m Village centre.	
4.24	Distance to Local Employment Zone or Colchester Town Centre (whichever is closest) (or would employment opportunities be likely to be created as part of development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	A	Mapping	965m to Tiptree Business Park	
4.25	Distance to play area (or would new play facilities be likely to be provided as part of the development of the site?) G – up to 400m A – 401m – 800m R – over 800m	A	Mapping	800m to Trees Estate playground.	
4.26	Distance to park/public open space (or would new open space / parks be incorporated into the development of the site?) G – up to 800m A – 801m – 1,200m R – over 1,200m	G	Mapping	643m Windmill Green. A new park in the NW of Tiptree would offer an alternative walking and recreation area and take pressure off Tiptree heath.	

Summary and conclusion in relation to the site's suitability and sustainability

This site is close to Baynards School which has capacity and in conjunction with TIP08, TIP15, TIP48 and TIP70 and current developments, would be suitable for development, affording an opportunity to develop a spine road that would connect to Kelvedon Road, hence bypassing the current difficult Vine / Grange Road junction with Kelvedon Road and reduce traffic near Baynards School. With improvements at the Tiptree Road junction with Braxted Park Road, a NW bypass for Tiptree could be created for traffic from the west wanting to reach the A12 in the Colchester direction, avoiding it passing Tiptree Heath (a difficult car park to exit) and feeding along Maldon Road and the junction at Windmill Green.

Stage 4 Assessment - Steering Group Decision & Comments

Stage 5: Site visit

Notes and observations from site visit (if required)

Stage 6: Outcome of Assessment

Overall conclusions and recommendations

Summarise the findings of the assessment here. Where are the key areas that the site performs well in, and what are the key issues/constraints/questions in relation to whether the site is likely to come forward for development. Example conclusion – “In conclusion, the site shows some suitability for development given its location adjacent to an existing development boundary, although there are issues in relation to landscape impact, agricultural land classification, and distances to facilities and services. Availability and achievability are the key issues in relation to the possibility of the site being developed, as the site has not been promoted for development, nor is there any planning history or details of land ownership.”

Outcome

G – suitable/achievable/available

A – could be suitable/achievable/available, but with some uncertainty

R – the site is not suitable/achievable/available, or is highly unlikely to be so

Final Assessment - Steering Group Decision & Comments