

**Urban Vision Enterprise CIC
Stebbing - Site Appraisals
April 2019**

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Executive Summary

This site evaluation report has been prepared to assist in the possible allocation of sites for housing through the Stebbing Neighbourhood Plan. Once made, the Stebbing Neighbourhood Plan will become part of the statutory development plan for the area, together with the adopted local plan. Twenty-one sites are considered, identified by the qualifying body, some of them being submitted through calls for sites for the local plan and the neighbourhood plan.

The methodology has included desk-based study, consideration of the planning policy context, site visits (involving completion of a site proforma) and then analysis and evaluation of sites. The current and emerging local plan have been considered, together with the SLAA. National planning policy and guidance have also been considered.

Recommendations indicate whether each site is suitable, available and achievable. A traffic light system has been used to indicate suitability for development. These results are included in part 4 of this document. Site proformas are included as an appendix.

A summary table of the results are included in the conclusion to this report. Sites 7, 13 and 19 are indicated as being suitable for development. Sites 2, 3, 11, 12, 15, and 18 are indicated as particularly suitable for development. Sites 5 and 20 may be suitable, subject to certain issues being addressed. Sites 1, 4, 6, 8, 9, 10, 14, 16, 17 and 21 are unsuitable for development

To allocate any sites, the qualifying body will also need to consider economic viability, to ensure that development would be achievable.

1. Introduction

1.1 Purpose of the Report

This site evaluation report has been commissioned by Locality under the national neighbourhood planning support programme. It has been prepared to assist in the possible allocation of sites for housing through the emerging Stebbing Neighbourhood Plan.

The evaluation includes consideration of: Existing land uses; Surrounding land uses; Site characteristics; Site planning history; Suitability; Accessibility; Environmental considerations; Community facilities and services; Heritage considerations; Flood risk; Existing infrastructure; Land ownership; and Site availability.

Twenty-one sites are assessed by this report. The qualifying body has a preference to allocate locally-preferred sites for housing, given the strong local objection to a large strategic allocation identified through the emerging local plan.

1.2 Methodology

The report has been formulated through the following.

A desk-based study was undertaken, to gather information on constraints and opportunities for each site (e.g. flood risk, landscape designations, heritage assets, proximity to services and facilities etc.).

The planning policy context was established, including national planning policy and guidance and adopted and emerging local plan policy.

Site visits were undertaken in February 2019. Sites were evaluated to assess more qualitative characteristics and to clarify issues which emerged from the initial desk study.

Using the information gathered, recommendations have been prepared for each site on whether they are suitable for development. These are in a summary table. The proformas for each site are included at Appendix 1.

1.3 Scope of the Report

This document has been prepared on behalf of Locality for use by the qualifying body. UVE is not responsible for the accuracy of information provided by third parties.

This report forms part of the evidence base for the neighbourhood plan, but has no status as actual policy. The qualifying body may take it into account in formulating

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policy. The report reflects the situation at the present time and will gradually become superseded by more recent data.

If landowners or other interested parties disagree with the report's findings, they may make representations and present evidence to the qualifying body before or at formal consultation and publicity stages. It is for the qualifying body to consider such representations and evidence.

To allocate any sites, the qualifying body would also need to consider economic viability, to ensure that development would be achievable.

2. Background Information

2.1 The Neighbourhood Plan

Stebbing Parish Council is preparing a neighbourhood plan. Once made, this will become part of the statutory development plan for the area, together with the adopted local plan.

Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

2.2 Planning Policy Context

National Policy

At the core of the National Planning Policy Framework 2019 (NPPF) is achieving sustainable development (Paragraphs 7 and 8). The NPPF has three overarching objectives (economic, social, environmental). The presumption in favour of sustainable development is in Paragraph 11.

Part 5 of the NPPF deals with ‘Delivering a sufficient supply of homes’. Paragraph 69 states:

‘Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area’.

Paragraph 78 states:

‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby’.

Paragraph 118 states:

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) give substantial weight to the value of using suitable brownfield land within*

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settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 170 includes the need to contribute to and enhance the natural and local environments, including protecting and enhancing valued landscapes and recognising the economic and other benefits of the best and most versatile agricultural land, trees and woodland.

These are selective references to the NPPF. Other parts of the NPPF deal with other relevant matters, such as heritage protection, transport and flood risk. In making site allocations, the NPPF should be considered in its entirety.

Information on Planning Practice Guidance is contained in part 3 of this report.

Uttlesford Local Plan

The adopted local plan is the Uttlesford Local Plan 2005.

Clearly, there have been significant changes since 2005 in national policy and guidance on housing growth and also in terms of evidence on local need. So whilst the plan remains part of the statutory development plan for the area, more recent evidence and national policy and guidance could be material considerations that justified departure from the plan's policies.

The spatial strategy in the Local Plan is contained in Part 2 and includes Policies S1 to S8. These concentrate housing growth in the main urban areas and larger settlements.

Housing policies are contained in Part 6 of the Local Plan. The objectives for the policies are set out in Paragraph 6.1:

6.1. The policies on housing have the following objectives:

- *To meet the Structure Plan housing requirement and provide sufficient housing to meet locally generated requirements;*
- *To concentrate housing development in the main urban areas and other locations well related to employment and facilities; and*
- *To meet the need for affordable housing and retain mixed and balanced communities.*

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Policies H1 to H12 deal with housing development, with an emphasis on development being in urban and larger settlements and/or previously developed land. Policy H3 includes provision for windfall sites on suitable sites.

Emerging Uttlesford Local Plan

The Uttlesford Local Plan was submitted to the Secretary of State for public examination, on 18 January 2019. This is intended to replace the adopted Local Plan. The plan has been subject to consultation and Planning Inspectors have been appointed to carry out the independent examination of the Plan.

The plan is a material consideration in the determination of planning applications and carries some weight on non-contentious issues.

The plan provides a clearer policy context for Stebbing, which is identified as a Type A village. Paragraph 3.38 sets out the characteristics of Type A villages:

'Type A Villages are listed in Table 2 below. These villages have a primary school and some local services, e.g. village hall, public house or shop. They act as a local service centre and are suitable for a scale of development that reinforces their role as a local centre. In total in all the Type A Villages there will be up to 134 new homes in new allocations for housing development in the Local Plan'.

Policy SP2 is as follows:

The Spatial Strategy 2011-2033

Development will be distributed on the following basis:

- 1. The majority of development will be focused at the towns of Saffron Walden and Great Dunmow and the new Garden Communities at Easton Park, West of Braintree and North Uttlesford;*
- 2. Key Villages will be the major focus for development in the rural areas reflecting their role as provider of services to a wide rural area;*
- 3. New developments in the Type A and Type B Villages will be limited with the emphasis being on:*
 - a. Enhancing the maintaining the distinctive character and vitality of local rural communities;*
 - b. Shortening journeys and facilitating access to jobs and services; and*
 - c. Strengthening rural enterprise and linkages between settlements and their hinterlands.*

Policy STE1 relates to Stebbing specifically:

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Residential Sites

Policy STE 1

Land east of Parkside and rear of Garden Fields

Quantum of Development: 30 No. dwellings

Site Area: 0.7 hectares

Land to east of Parkside and r/o Garden Fields, Stebbing, as shown on the Policies Map, is allocated for the development of approximately 30 dwellings. Detailed proposals that comply with other relevant policies and meet the following site specific development requirement will be permitted:

1. The development provides for a mixed and balanced community;
2. Development respects the amenity of existing dwellings adjoining the site;
3. A Transport Assessment may be required to support a planning application and appropriate access arrangements to be agreed and to the satisfaction of the highway authority; and
4. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.

Site Description: This is a greenfield site located on the northern part of Stebbing. Site is bound by residential development to the west and south and by agricultural fields to the north and east.

Constraints: No known constraints on site

Did the site have planning permission at 1st April 2017: Planning permission granted February 2015 (UTT/14/1069/OP)

This site is indicated in pink on Plan 1 (Page 13).

Pages 54-61 of the emerging Local Plan also deal with sites for West of Braintree Garden Community. Policy SP8 makes a substantial site allocation (3,500 houses) for the part of the site in Uttlesford (including land in Stebbing). Delivery of 970 dwellings by 2033 is envisaged. A plan is available on page 313 of the Uttlesford Local Plan.

Adoption of the new Local Plan is envisaged early in 2020. Once the plan is adopted, Uttlesford will have a five-year residential land supply.

2.3 The SLAA

Uttlesford District Council's SLAA (May 2018) identifies sites in and around Stebbing. The outcome of the site assessments by Uttlesford District Council are as follows:

SLAA Ref	Report Ref.	Site Name	Outcome
01Ste15	Site 2	Meadowbrook, Mill Land	Rejected. Would introduce backland development, out of character.
02Ste15	Site 18	Land at Brick Kiln Lane	Rejected. Would consolidate this loose knit group of dwellings, and have a detrimental impact on the wider countryside setting of the listed buildings. However, planning permission granted for 5 dwellings on part of site.
03Sta15	Site 19	Hornsea Lodge, Bran End	Suitable for redevelopment.
04Sta15	Site 4	Land to the North of Watch House Road	Rejected on setting of heritage assets and coalescence.
05Sta15	n/a	Land centred on Stebbing Airfield Between Stebbing and Rayne	Possible suitability, subject to Council's approach to strategic sites.
06Sta15	n/a	Boxted Wood, Stebbing Green	Possible suitability, subject to Council's approach to strategic sites.

3. Site Assessment

3.1 Government Guidance

Government Planning Practice Guidance sets out survey requirements for potential development sites, including:

- *'site size, boundaries, and location;*
- *current land use and character;*
- *land uses and character of surrounding area;*
- *physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);*
- *potential environmental constraints;*
- *where relevant, development progress (e.g. ground works completed, number of units started, number of units completed);*
- *initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development'.*

The PPG states that assessing suitability of sites should be guided by:

- *the development plan, emerging plan policy and national policy;*
- *market and industry requirements in that housing market or functional economic market area.*

In addition, the following factors should be considered:

- *physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;*
- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;*
- *appropriateness and likely market attractiveness for the type of development proposed;*
- *contribution to regeneration priority areas;*
- *environmental/amenity impacts experienced by would be occupiers and neighbouring areas.*

Whilst the methodology applies to both local plans and neighbourhood plans, the PPG does state:

'Designated neighbourhood forums and parish/town councils may use the methodology to assess sites but any assessment should be proportionate'.

3.2 Identification of Sites

There are 21 sites under consideration (one having two halves), as shown on the plan on the following page. These were identified through:

- call for sites by the local planning authority for the local plan;
- call for sites by the qualifying body for the neighbourhood plan;
- sites identified by the qualifying body.

3.3 Site Visits

A site proforma was prepared, addressing a number of issues under the following headings:

- Site information (location, use, area, history, etc.)
- Accessibility (access, etc.)
- Environmental constraints (landscape designations, flooding, agricultural grade, etc.)
- Heritage considerations (designations, impacts, etc.)
- Community facilities and services (proximity, community value)
- Ground conditions (contamination, infrastructure, topography)
- Potential impacts (coalescence, character of settlement).

Site visits were undertaken in February 2019.

The site proformas are included at Appendix 1.

3.4 Analysis of Results

The following section of this report includes a summary of findings for each site and an indication based on a traffic lights system of whether each site is suitable in principle for residential development.

4. Results

4.1 Site Assessment Methodology

This section of the report includes findings for each site. For more detail on each site, reference should be made to the site appraisal forms at Appendix 1.

The traffic light system for testing the suitability of sites for residential development is as follows:

Green – no constraints or constraints that are easily overcome, so the site can be allocated;

Amber - sites which are potentially suitable for allocation if medium scale constraints can be overcome, or part of site only is suitable;

Red - not suitable due to national/local planning policy and/or technical constraints very difficult to overcome.

The site capacity has been estimated on the basis of site area suitable for development, rather than the site area within the red boundary. So this takes account of environmental constraints and the need to avoid backland development or encroachment into the rural setting. To be consistent with this approach, the capacity of 'red' sites is zero, as constraints would preclude development of all parts of the site.

In terms of considering impacts of development on setting, especially the setting of heritage assets, there has been no assumption that such impacts are necessarily negative or positive. This would depend in many instances on the actual development scheme being proposed. Impact on setting is only assumed to be negative in principle if the open character of the land is an important part of the setting.

Plans provided by Stebbing Parish Council and contains Ordnance Survey Data: Crown copyright and database right 2018.

4.2 Findings

The following pages include a summary of key characteristics for each site, together with findings on whether each site is suitable for residential development.

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Site 1

Land to the rear of Coach House, High Street

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
BF	0.7	-	No	n/a	



Findings:

Equestrian use of the site and presence of woodland means that there may be loss of space of community value, if the site is developed. Tree preservation orders (TPO's) limit development of part of the site. There is road access, but it is not adequate, currently. Flanking buildings would make improvement of the access difficult.

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Site 2

Meadowbrook, Mill Lane

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
BF	0.4	1-2	No	-	



Findings:

Previous permission for lodge approved. The site has a vehicular access already. The front of the site could be developed as infill. However, development of the rear part of the site would encroach into the rural setting. The site was rejected by the SLAA on the basis of introducing backland development, out of character. Partial designation could be a possibility, excluding the rear part of the site, which extends beyond the natural built settlement form. The site is within conservation area, so a high standard of design and materials would be necessary.

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Site 3 (A & B)

Barns at Church Farm, Church End, Brookend Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
BF	0.8	2-3	No	-	



Findings

New-build development of Site 3A would expand housing into the surrounding rural fringe. There may be scope to develop the front part of the site, but this would raise the question of how access would be made to the rear part of the site.

Historic building conversion to residential may be acceptable for Site 3B, subject to a well-designed, high-quality scheme and suitable access and amenity space. In addition to planning permission being required for the conversion works, listed building consent would be required for any works that affected the buildings character as a building of special architectural or historic interest.

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Site 4

Land to the North of Watch House Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
BF	0.4	3	No	3	

**Findings:**

There is vehicular access, but moving the access could be beneficial. There is no existing footway, and creation of footway would result in loss of hedgerow or would need to be accommodated within the site. The scheme would impact on the setting of heritage assets, but whether this impact was positive or negative would depend partly on the quality of the development scheme. However, the location is more peripheral than some other sites. Also, development of the rear part of the site would be an incursion into the rural setting and out of character. Site rejected by the SLAA.

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Site 5

Land to the South of Watch House Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
GF	0.5	4-5	No	3	



Findings:

There is vehicular access, but moving the access could be beneficial. There is no footway, and creation of footway would result in loss of hedgerow. Also, the topography makes creation of new access more challenging. The scheme would impact on the setting of heritage assets, but whether this impact was positive or negative would depend partly on the quality of the development scheme. The location is more peripheral than some other sites.

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Site 6

Field Near 7026, Whitehouse Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
GF	0.3	-	No	2	



Findings

The lack of footpath and drainage ditch make creation of access challenging. The linear form of site would be likely to require multiple accesses. The site is some distance outside of village centre, so is a less sustainable location. Development would extend into rural setting. The agricultural grade should be noted.

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Site 7

Field Near 7026, Whitehouse Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
BF	0.65	4-5	No	-	



Findings:

Access would need to take account of drainage ditch. Site is some distance (around 1km) outside of the centre. There is a footpath between the highway and hedge boundary, but this is not continuous to the village. However, the site is already in residential garden use. Avoidance of backland development would require development of frontage only.

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Site 8

Warehouse Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
GF	1.2	-	No	2	



Findings:

The site is inaccessible for development. Access The inadequate existing access is flanked by buildings and cannot be widened. The site is some distance from village centre. Development would extend built area into the rural setting. The agricultural grade should be noted.

Stepping – Site Appraisals

Site 9

Land East of Warehouse Villas, Warehouse Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
GF	0.9	-	No	2	



Findings:

Development of the site would extend the built area into rural setting. The site is some distance from centre. There is no footway and a roadside drainage ditch exists with some patches of hedgerow along the road frontage. The agricultural grade should be noted. Current outline planning application for 17 dwellings.

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Site 10

Land East of Warehouse Villas, Warehouse Road

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
GF	1.6	-	No	2	

**Findings:**

The site is some distance from the village centre and extends into the rural setting. The site is accessible, but there is no footway and there is a roadside drainage ditch. The agricultural grade should be noted.

Stepping – Site Appraisals

Site 11

Land East of Brick Kiln Lane

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
GF	2.93	20	No	3	



Findings:

The site is nearer to the centre than many of the other sites. This site extends into the rural setting. It is flanked by open land on the north and east boundaries. The south and west are flanked by existing residential development. There is site access, but no footpath and the site is slightly elevated from the road. Development of the part of the site flanking the built areas may be sustainable, subject to suitable access being provided. However, development of the north east part of the site would be a significant incursion into the rural area.

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Site 12

Land West of Brick Kiln Lane

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
BF/GF	1.2	4	No	3	



Findings:

Part of site is already part of a residential curtilage. The site is closer to the centre than several of the other sites. There is access, but no footpath and the site is slightly elevated from the road. There is a continuous hedgerow along the road frontage and the lane is very narrow, requiring care on the location of the access . A partial site allocation could be made for the brownfield part of the site.

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Site 13

Land West of Brick Kiln Farm, adjacent Brick Kiln House

Type	Area (Ha)	Capacity	Flood Risk	Ag. Grade	Rating
BF	0.19	3	No	-	

**Findings:**

Access is onto a narrow lane with no footpaths. The site is some distance from centre, but it is already developed. There is scope for redevelopment.

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Site 14

Land North of Brick Kiln Lane

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
GF	0.49	-	No	2/3	

**Findings:**

There is no existing access. The site fronts a narrow lane and no footpath. The field is elevated above the lane by approximately 2.5m. The site is some distance from centre and extends into rural setting.

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Site 15

Land at Elmcroft, the Downs

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
BF/GF	0.98	2-3	2-3	3	



Findings:

Better vehicular access may be required. The road is on a slope, just after a bend, so care with visibility splays is required. This is likely to limit the development capacity of the site significantly. A small number of dwellings may be acceptable, but more intensive development of the wider site would not. Availability of the site and timing are uncertain. Allocation of the brownfield parts of the site could be considered.

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Site 16

Land North of Stebbing Park

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
GF	2.5	-	No	2	

**Findings:**

The site close to the village centre. Access could be made from High Street. The road is flat but the field is at a lower level for most of its length. The site has community value and is proposed for designation as Local Green Space in the emerging neighbourhood plan. Such designation would introduce similar controls to green belt, so would preclude residential development. The agricultural grade should be noted.

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Site 17

Land adjacent to Stebbing Plot A

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
GF	3.5	-	2-3	2	



Findings:

The site close to the village centre. Access could be made from High Street. The site has community value and is proposed for designation as Local Green Space in the emerging neighbourhood plan. Such designation would introduce similar controls to green belt, so would preclude residential development of the site. The site was previously rejected by the local planning authority on grounds of environmental/heritage impacts. The agricultural grade should be noted.

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Site 18

Land West of Brookfields, Bran End

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
GF	0.55	2-5	2-3	2-3	



Findings:

The site available for development appears to be smaller than the red line boundary shown. Access is possible from the B1057, but with possible issues over visibility and site elevation. The site was rejected by the SLAA on grounds of harm to open setting of listed buildings. However, 5 dwellings have been approved for the north-east part of site and development has been completed. So this part of site may be suitable for limited development, but not intensive development of the wider site. Access to the rear part of the site would be difficult to achieve. The flood risk should be noted.

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Site 19

Hornsea Lodge, Bran End

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
BF	0.28	5	No	-	

**Findings:**

The site is some distance from village centre, but is already developed. Redevelopment for a small number of dwellings may be acceptable. The SLAA identified the site as being suitable for redevelopment.

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Site 20

Meadow, Stebbing Green

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
GF	0.37	2-3	No	2	



Findings:

The creation of improved access would involve hedgerow removal and the roadside drainage ditch to be culverted. The site is some distance from village centre and facilities. However, the front part of the site is within an existing built frontage (infill). There is a risk of backland development, so a clear site brief/policy is recommended, if the site is allocated.

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Site 21

Land south of Whitehouse Farmhouse

Type	Area (Ha)	Capacity	Flood	Ag. Grade	Rating
GF	0.35	-	No	2	



Findings:

Creation of an improved access would involve hedgerow removal and the roadside drainage ditch to be culverted. The site is some distance from village centre and remote from facilities. Development would create incursion into the rural area. The agricultural grade should be noted.

5. Conclusions

5.1 Site Suitability

The following table is a summary of the suitability of sites for residential development.

Ref.	Site	Rating
7.	Field Near 7026, Whitehouse Road	Green
13.	Land West of Brick Kiln Farm, adjacent Brick Kiln House	Green
19.	Hornsea Lodge, Bran End	Green
3. (A&B)	Barns at Church Farm, Church End, Brookend Road	Yellow and Green
2.	Meadowbrook, Mill Lane	Yellow
18.	Land West of Brookfields, Bran End	Yellow
5.	Land to the South of Watch House Road	Yellow
11.	Land East of Brick Kiln Lane	Yellow
12.	Land West of Brick Kiln Lane	Yellow
15.	Land at Elmcroft, the Downs	Yellow
20.	Meadow, Stebbing Green	Yellow
1.	Land to the rear of Coach House, High Street	Red
4.	Land to the North of Watch House Road	Red
6.	Field Near 7026, Whitehouse Road	Red
8.	Warehouse Road	Red
9.	Land East of Warehouse Villas, Warehouse Road	Red
10.	Land East of Warehouse Villas, Warehouse Road	Red
14.	Land North of Brick Kiln Lane	Red
16.	Land North of Stebbing Park	Red
17.	Land adjacent to Stebbing Plot A	Red
21.	Land south of Whitehouse Farmhouse	Red

Table – Site Appraisals Traffic Light Ratings

Sites 7, 13 and 19 are indicated as being suitable for development. Sites 2, 3, 11, 12, 15, and 18 are indicated as partially suitable for development. Sites 5 and 20 may be suitable, subject to certain issues being addressed. Sites 1, 4, 6, 8, 9, 10, 14, 16, 17 and 21 are unsuitable for development

5.2 Next Steps

Site Allocations

This report has been prepared to help guide decisions by the qualifying body on site allocations through the Stebbing Neighbourhood Plan. It is part of the evidence base for the neighbourhood plan.

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Site allocations must meet the basic conditions for neighbourhood plans, which will be considered through the independent examination.

Viability

In considering site allocations, the Parish Council will also need to consider whether sites are economically viable for development. That means that the value derived from development must cover the costs involved, also allowing for developer profit. The local planning authority may be able to advise further.

Developer interest in sites and rates of delivery in the present and recent past are useful indicators.

For sites selected for allocation, it would be advisable to recheck with land owners that the sites are still available for development.

Appendix 1

Completed Site Pro-Formers

Site Assessment Form

Site Information

Site Reference No.	Site 1
Site Address	Land to the rear of Coach House, High Street, Stebbing
Current Use	Equestrian / woodland, including open area and stable block.
Proposed Use	Housing site
Site Area (Ha)	0.7 Ha
Method of site identification	Qualifying body.
Type (greenfield/brownfield)	Greenfield
Planning history	UTT/1193/97/FUL – Change of use of land and buildings from agricultural to recreational use of keeping horses

Accessibility

Is there a current access?	Yes via the existing access to the equestrian buildings / stables
Is this adequate?	No. Its width is limited
If not adequate, or no access, is it possible to create access of sufficient standard?	Unlikely due to the close proximity of housing on either side of the access – buildings are likely to be listed and in conservation area.
Is the site accessible within the wider context?	Adjacent to existing built area.
Public rights of way?	None identified

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	<p>Not within a conservation area but adjacent to.</p> <p>TPO's within the site.</p> <p>Outside of local plan development limits.</p> <p>Adjacent to listed buildings.</p>
Flood Zones (2 or 3).	No
Other Environmental or Ecological Value (e.g. protected species)	No
Landscape Value	Grassed site. TPO on part of site. No other special designations.
Agricultural Grade	In recreational use.

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<p>The site adjoins the village conservation area in the High Street with a number of listed buildings in close proximity including at the proposed site entrance.</p>
Could development of the site affect the setting of historic buildings in the wider area?	Yes – entrance would need to be widened.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Within the High Street area with the village pub and shop within 200m, bus service uses the High Street. The local primary school is with ¼ mile. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Equestrian use.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>Access to actual site not possible but site unlikely to contain contamination due to its greenfield nature.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site contains buildings at one end so it is likely that services exist on site or are in close proximity.</p>
<p>Topography.</p>	<p>The majority of the site is flat or gently sloping but the Southern end of the site slopes down towards a local brook</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>No.</p>
<p>Impact on character and size of settlement?</p>	<p>Site only suitable for small scale development so limited impact, but note comment on local heritage above.</p>

Stepping – Site Appraisals**Availability**

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Access would be via existing potentially shared access road – may create issues.
Is there a known timeframe for availability?	Not known, but site in use as equestrian centre.

Site Assessment Form

Site Information

Site Reference No.	Site 2
Site Address	Meadowbrook, Mill Lane, Stebbing
Current Use	Residential and garden
Proposed Use	Housing site
Site Area (Ha)	0.4 Ha
Method of site identification	Qualifying body.
Type (greenfield/brownfield)	Brownfield
Planning history	UTT/0729/92 - Two detached dwellings (refused) UTT/0730/92/CA - Demolition of dwelling (approved) UTT/0204/91 – Three detached dwellings (outline - refused) UTT/0512/90 – Extensions (approved) UTT/0200/09/FUL - Lodge with attic storage (approved and built).

Accessibility

Is there a current access?	Yes existing access to current bungalow from Mill Lane
Is this adequate?	Yes for a small development
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes
Is the site accessible within the wider context?	Within built area.
Public rights of way?	None identified

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	<p>The site is partially within a conservation area.</p> <p>Adjacent to Local Plan Development Limits.</p>
Flood Zones (2 or 3).	<p>No</p>
Other Environmental or Ecological Value (e.g. protected species)	<p>None apparent.</p>
Landscape Value	<p>n/a</p>
Agricultural Grade	<p>n/a</p>

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<p>The site is in the village conservation area in the High Street with a number of listed buildings in close proximity.</p>
Could development of the site affect the setting of historic buildings in the wider area?	<p>Yes – but could be managed i.e. site is relatively well screened by hedges etc.</p>

Community Facilities and Services

Proximity to Community Facilities: <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>Mill lane is off the High Street with the village pub and shop within 200m, bus service uses the High Street. The local primary school is within ¼ mile. There are walking routes in and around the village in a number of locations.</p>
Any existing community value of the site.	<p>No.</p>

Ground Conditions

Evidence of ground contamination.	<p>Access to actual site not possible as site is occupied.</p>
Infrastructure within the site (power, etc.)	<p>Site contains large bungalow and outbuildings close to site entrance so services exist on site or are in close proximity.</p>
Topography.	<p>Mill Lane runs downhill from the High Street so although the majority of the site is flat, it becomes increasingly elevated against Mill Lane over its length before beginning to gently slope down towards the brook at the bottom of Mill Lane (gently sloping valley).</p>

Potential Impacts

Would development create coalescence?	<p>No.</p>
Impact on character and size of settlement?	<p>Site only suitable for small scale development so limited impact, but note comment on local heritage above.</p>

Availability

Is the site for sale or available for development?	Yes.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	None apparent.
Is there a known timeframe for availability?	Permissions have been sought already.

Site Assessment Form

Site Information

Site Reference No.	Site 3
Site Address	Barns at Church Farm, Church End, Brookend Road, Stebbing
Current Use	Farm Buildings and yard
Proposed Use	Housing site
Site Area (Ha)	0.8 Ha
Method of site identification	Qualifying body.
Type (greenfield/brownfield)	Brownfield
Planning history	P/A/2/14/59 - Store DUN/0509/67 - Extraction of sand and gravel.

Accessibility

Is there a current access?	Site A - Yes existing access to farm buildings and yard from Brookend Road. Site B – barn fronting Brookend Road – no pedestrian or vehicular access to rear.
Is this adequate?	Site A - Yes for a small development. Site B access from main road only to front of barn
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes for site A.
Is the site accessible within the wider context?	Site near to rural edge.
Public rights of way?	Yes PRow runs from Brookend Road between sites A and B for full length of site A.

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Partially contained within a conservation area. Site contains listed buildings.
Flood Zones (2 or 3).	No
Other Environmental or Ecological Value (e.g. protected species)	Not apparent.
Landscape Value	No.
Agricultural Grade	n/a

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located at the end of the High Street - opposite the village church with a number of listed buildings in close proximity and three listed buildings within the site. Site B contains what is potentially a very old barn structure with WW2 heritage as it formed the mess facilities for locally based American service personnel.
Could development of the site affect the setting of historic buildings in the wider area?	Yes

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the southern end of the High Street with the village pub and shop approx. 400m, bus service uses the High Street. The local primary school is just over ¼ mile away. There are walking routes in and around the village in a number of locations including through this site.</p>
<p>Any existing community value of the site.</p>	<p>Historic building.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted but use as farm facility may have generated some localised contamination.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site contains several barns and outbuildings so services exist on site or are in close proximity.</p>
<p>Topography.</p>	<p>The site runs away from Brookend Road – generally flat. Brookend Road slopes gently from East to West.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>It would extend the built area into the surrounding urban fringe.</p>
<p>Impact on character and size of settlement?</p>	<p>Site only suitable for small scale development so limited impact, but note comment on local heritage above.</p>

Availability

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Listed building within site.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 4
Site Address	Land to the North of Watch House Road, Stebbing
Current Use	Agricultural
Proposed Use	Housing site
Site Area (Ha)	0.27 Ha
Method of site identification	Site previously considered by LPA.
Type (greenfield/brownfield)	Greenfield
Planning history	n/a

Accessibility

Is there a current access?	Yes field access from Watch House Road, but site development would benefit from a new access.
Is this adequate?	For width - Yes but better to be more centrally located on road frontage.
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note the lack of footpath in this location would result in the loss of hedgerow to create a safe walking route.
Is the site accessible within the wider context?	End of the main built settlement. Would join built areas (ribbon development).
Public rights of way?	Yes PRow runs on the Eastern boundary to the site.

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No
Landscape Value	Hedgerow.
Agricultural Grade	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located at the Eastern end of the village - near to the village church with a number of listed buildings in close proximity. Site is adjacent to a conservation area.
Could development of the site affect the setting of historic buildings in the wider area?	Yes, open setting of adjacent listed buildings.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Eastern end of the village with the village pub and shop approx. 600m, bus service uses the High Street (approx. 250m). The local primary school is just over 1/2 mile away. There are walking routes in and around the village in a number of locations including through this site.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's road frontage.</p>
<p>Topography.</p>	<p>Watch House Road is level along the frontage of this site but the ground runs quite steeply upwards away from the road.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Site would link main built area to outlying buildings.</p>
<p>Impact on character and size of settlement?</p>	<p>Site could be suitable for small scale development so limited impact, but note comment on local heritage above. Topography could generate some issues with retention of ground so not an ideal proposition.</p>

Availability

Is the site for sale or available for development?	Yes.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 5
Site Address	Land to the South of Watch House Road, Stebbing
Current Use	Agricultural
Proposed Use	Housing site
Site Area (Ha)	0.5 Ha
Method of site identification	NP call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	DUN/0013/73 - Residential development to rear (refused). DUN/0014/73 - Two detached dwellings to rear (refused). DUN/0481/62 - Residential development (refused). UTT/13/0191/FUL – removal of conditions (access, tree protection).

Accessibility

Is there a current access?	Yes field access from Watch House Road, but site development would benefit from a new access.
Is this adequate?	For width - Yes but better to be more centrally located on road frontage but note topography issues.
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note the lack of footpath in this location would result in the loss of hedgerow to create a safe walking route.
Is the site accessible within the wider context?	Site at end of main built settlement.
Public rights of way?	Yes PRoW runs on the Eastern boundary of site number 4 – opposite this site.

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	<p>Adjacent to conservation area.</p> <p>Adjacent to a site containing a listed building.</p>
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	Standard field.
Agricultural Grade	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<p>The site is located at the Eastern end of the village - near to the village church with a number of listed buildings in close proximity.</p>
Could development of the site affect the setting of historic buildings in the wider area?	Yes

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Eastern end of the village with the village pub and shop approx. 600m, bus service uses the High Street (approx. 250m). The local primary school is just over 1/2 mile away. There are walking routes in and around the village in a number of locations including through this site.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's road frontage.</p>
<p>Topography.</p>	<p>Watch House Road is level along the frontage of this site but the site is elevated above the road (approx. 2m) so ground retention issues of adopting this site.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Site would link main built area to outlying buildings.</p>
<p>Impact on character and size of settlement?</p>	<p>Site could be suitable for small scale development so limited impact, but note comment on local heritage above. Topography could generate some issues with retention of ground so not an ideal proposition.</p>

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 6
Site Address	Field Near 7026, Whitehouse Road, Stebbing
Current Use	Agricultural
Proposed Use	Housing site
Site Area (Ha)	0.3 Ha
Method of site identification	
Type (greenfield/brownfield)	Greenfield
Planning history	DUN/0235/64 - Dwelling and poultry keeping. UTT/0288/76 – Dwelling (outline) DUN/0174/63 - Two dwellings.

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note the lack of footpath in this location would result in the loss of hedgerow to create a safe walking route. There is also a roadside drainage ditch that requires consideration in terms of drainage
Is the site accessible within the wider context?	Outside of village.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	No notifiable designations.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	Field.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located approx. ½ mile outside the village centre.
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Eastern end of the village with the village pub and shop approx. 1000m, bus service uses the High Street (approx. 600m). The local primary school is just over ¾ mile away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's road frontage.</p>
<p>Topography.</p>	<p>Whitehouse Road is level along the frontage of this site and the site is generally flat.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Incursion into rural setting.</p>
<p>Impact on character and size of settlement?</p>	<p>Site could be suitable for small scale development so limited impact.</p>

Availability

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 7
Site Address	Warehouse Road, Stebbing
Current Use	Garden
Proposed Use	Housing site
Site Area (Ha)	0.65 Ha
Method of site identification	
Type (greenfield/brownfield)	Brownfield (residential garden use)
Planning history	UTT/12/5095/FUL - Extension and erection of cartlodge. UTT/13/1515/HHF – Extension and cart-lodge/garage. UTT/1172/95/FUL - Chimney stack. UTT/1345/07/FUL – Extension. DUN/0530/72 - Bungalow UTT/13/1515/HHF – Extension and lodge/garage

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note the lack of continuous footpath to High Street. There is also a roadside drainage ditch that requires consideration in terms of drainage
Is the site accessible within the wider context?	Within curtilage of existing dwelling.
Public rights of way?	Yes

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Adjacent to a site containing listed buildings.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No – garden.
Agricultural Grade	n/a

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located approx. ½ mile outside the village centre.
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Eastern end of the village with the village pub and shop approx. 1000m, bus service uses the High Street (approx. 600m). The local primary school is just over ¾ mile away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's road frontage.</p>
<p>Topography.</p>	<p>Warehouse Road is level along the frontage of this site and the site is generally flat.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Already in residential garden use.</p>
<p>Impact on character and size of settlement?</p>	<p>Site could be suitable for small scale development so limited impact.</p>

Availability

Is the site for sale or available for development?	Yes.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 8
Site Address	Warehouse Road, Stebbing
Current Use	Agricultural
Proposed Use	Housing site
Site Area (Ha)	1.2 Ha
Method of site identification	Qualifying body.
Type (greenfield/brownfield)	Greenfield
Planning history	None.

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	No. Access is between two houses and cannot be made wide enough and there are visibility constraints.
Is the site accessible within the wider context?	Some distance from centre and outside of built area.
Public rights of way?	Yes

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	No notifiable designations.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No designations. Field.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located approx. 0.8 miles outside the village centre.
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Eastern end of the village with the village pub and shop approx. 1300m, bus service uses the High Street (approx. 1000m). The local primary school is just over 1 mile away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's road frontage.</p>
<p>Topography.</p>	<p>Warehouse Road is level along the frontage of this site and the site is generally flat.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Extends built area into rural setting.</p>
<p>Impact on character and size of settlement?</p>	<p>Site could be suitable for development with some impact e.g. access issues and precedent of backland development.</p>

Availability

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 9
Site Address	Land East of Warehouse Villas, Warehouse Road, Stebbing
Current Use	Arable
Proposed Use	Housing site
Site Area (Ha)	0.9 Ha
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	DUN/0092/53 – Overhead powerlines UTT/19/0476 – outline for 17 dwellings (current application)

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note that there is no footpath and a roadside drainage ditch exists with some patches of hedgerow along the road frontage. Category of agricultural land may preclude development.
Is the site accessible within the wider context?	Extends built area into rural setting.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	No notifiable designations.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No designation, but is part of rural setting.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located approx. 1.0 mile outside the village centre.
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

Proximity to Community Facilities: <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Eastern end of the village with the village pub and shop approx. 1500m, bus service uses the High Street (approx. 1200m). The local primary school is just over 1 mile away. There are walking routes in and around the village in a number of locations.</p>
Any existing community value of the site.	<p>Not known.</p>

Ground Conditions

Evidence of ground contamination.	<p>None noted.</p>
Infrastructure within the site (power, etc.)	<p>Site has high level high voltage power lines running along the site's road frontage.</p>
Topography.	<p>Warehouse Road is level along the frontage of this site and the site is generally flat.</p>

Potential Impacts

Would development create coalescence?	<p>Extends into rural setting.</p>
Impact on character and size of settlement?	<p>Houses in the immediate area are of mixed post war vintage – generally semi-detached. This site balances development on the opposite side of the road but the scale could be out of keeping with the area. Limited numbers may be acceptable.</p>

Availability

Is the site for sale or available for development?	Yes.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 10
Site Address	Land South of Oakfields, Stebbing
Current Use	Arable
Proposed Use	Housing site
Site Area (Ha)	1.6 Ha
Method of site identification	Qualifying body.
Type (greenfield/brownfield)	Greenfield
Planning history	No

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note that there is no footpath and a large roadside drainage ditch exists with some patches of hedgerow along the road frontage. Category of agricultural land may preclude development.
Is the site accessible within the wider context?	Some distance from centre and extends into rural area.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	No notifiable designations.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No special designation.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located approx. 1.0 mile outside the village centre.
Could development of the site affect the setting of historic buildings in the wider area?	No

Community Facilities and Services

Proximity to Community Facilities: <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Eastern end of the village with the village pub and shop approx. 1500m, bus service uses the High Street (approx. 1200m). The local primary school is just over 1 mile away. There are walking routes in and around the village in a number of locations.</p>
Any existing community value of the site.	<p>Not known.</p>

Ground Conditions

Evidence of ground contamination.	<p>None noted.</p>
Infrastructure within the site (power, etc.)	<p>Site has high level high voltage power lines running along the site's road frontage.</p>
Topography.	<p>Road is level along the frontage of this site and the site is generally flat.</p>

Potential Impacts

Would development create coalescence?	<p>Incursion into rural area.</p>
Impact on character and size of settlement?	<p>Houses in the immediate area are of mixed post war vintage – generally semi-detached. This site is to the rear of existing development and the scale could be out of keeping with the area. It would extend into the countryside to a greater extent than currently exists.</p>

Availability

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 11
Site Address	Land East of Brick Kiln Lane, Stebbing
Current Use	Arable
Proposed Use	Housing site
Site Area (Ha)	2.93 Ha
Method of site identification	NP call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	No.

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note that there is no footpath and the site is slightly elevated from the road. There are some patches of hedgerow along the road frontage. Category of agricultural land may preclude development?
Is the site accessible within the wider context?	Flanked by built development on west and south boundaries.
Public rights of way?	Yes – all along the roadside boundary.

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Adjacent to Local Plan Development Limits.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No special designation.
Agricultural Grade	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located just off the main road through the village and is approx. 400 m from the shop / pub and approx. 200 m from the school. The village church is approx. 600m to the South.
Could development of the site affect the setting of historic buildings in the wider area?	Yes there is a Scheduled Monument close by, but little impact due to being separated from the site by relatively modern housing.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Northern end of the village with the village pub and shop approx. 400m, bus service uses the High Street within 50m. The local primary school is just over 200m away. There are walking routes through this site as well as in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's Southern boundary and other housing in close proximity.</p>
<p>Topography.</p>	<p>Road is level along the frontage of this site and the site is generally flat or gently sloping, however there is a difference in levels between road and field of approx. 1.2m.</p>

Potential Impacts

<p>Would development create coalescence?</p>	
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern but a scheduled monument is close by. Complete development of this field would be much larger than anything else recently undertaken in the village.</p>

Availability

Is the site for sale or available for development?	Yes
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 12
Site Address	Land West of Brick Kiln Lane, Stebbing
Current Use	Part residential, part garden and part agricultural
Proposed Use	Housing site
Site Area (Ha)	1.2 Ha
Method of site identification	Qualifying body.
Type (greenfield/brownfield)	Part Greenfield, part brownfield
Planning history	Several planning applications, including for dwellings and caravan storage. UTT/18/0365/OP - 2 dwellings (approved) UTT/18/2763/OP - 2 dwellings (current)

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note that there is no footpath and the site is slightly elevated from the road. There continuous hedgerow along the road frontage and the lane is very narrow requiring care on access point location.
Is the site accessible within the wider context?	
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Site contains an article 4 direction.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No special designation. Some trees.
Agricultural Grade	3 (part of site)

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located just off the main road through the village and is approx. 500 m from the shop / pub and approx. 300 m from the school. The village church is approx. 700m to the South.
Could development of the site affect the setting of historic buildings in the wider area?	Yes there is a Scheduled Monument close by, but little impact due to being separated from the site by relatively modern housing.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Northern end of the village with the village pub and shop approx. 500m, bus service uses the High Street within 100m. The local primary school is just over 300m away. There are walking routes in and around the village in a number of locations. The adjacent lane is also utilised by local walkers</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's road frontage and another house on the site.</p>
<p>Topography.</p>	<p>Road is level along the frontage of this site and the site gently slopes away from the lane towards a brook. however there is a difference in levels between road and field of approx. 1m. Note the lane is narrow and has no footpaths.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Already residential land, though sparsely developed.</p>
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern but a scheduled monument is close by. Maybe possible to undertake a small development on this site of individual detached houses – 3 or 4 units perhaps.</p>

Availability

Is the site for sale or available for development?	Yes.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 13
Site Address	Land West of Brick Kiln Farm, adjacent Brick Kiln House, Stebbing
Current Use	Site contains barns and many vehicles
Proposed Use	Housing site
Site Area (Ha)	0.19 Ha
Method of site identification	Qualifying Body.
Type (greenfield/brownfield)	Brownfield
Planning history	DUN/0384/73 - Erection of stable building DUN/0061/68 - Formation of riding school

Accessibility

Is there a current access?	Yes
Is this adequate?	Yes
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes but note that there is no footpath. There is some hedgerow along the road frontage and the lane is very narrow requiring care on access point location.
Is the site accessible within the wider context?	
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Adjacent to County Wildlife Sites.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No.
Agricultural Grade	n/a

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located just off the main road through the village and is approx. 700 m from the shop / pub and approx. 500 m from the school. The village church is approx. 900m to the South.
Could development of the site affect the setting of historic buildings in the wider area?	Yes there is a scheduled monument close by although much of the housing local to this site is relatively modern. This site is on the open countryside side of the village. The barns on this site may have heritage value of their own but nothing noted by local assessment.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Northern end of the village with the village pub and shop approx. 700m, bus service uses the High Street within 200m. The local primary school is just over 500m away. There are walking routes in and around the village in a number of locations. The adjacent lane is also utilised by local walkers.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>Entirely possible due to parked vehicles on much of the site, but also of limited impact.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running along the site's road frontage and buildings on the site.</p>
<p>Topography.</p>	<p>Road is sloping away from the local brook along the frontage of this site and the site is generally flat meaning that the site boundary closest to the brook is elevated above the lane. Note the lane is narrow and has no footpaths.</p>

Potential Impacts

<p>Would development create coalescence?</p>	
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern but a scheduled ancient monument is close by. Maybe possible to undertake a small development on this site of conversions of existing barns – 3 units perhaps.</p>

Availability

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 14
Site Address	Land North of Brick Kiln Lane, Stebbing
Current Use	Arable
Proposed Use	Housing site
Site Area (Ha)	0.49 Ha
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	No

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Access for be challenging. There is no footpath. The lane is very narrow requiring care on access point location. The field is elevated above the lane by approximately 2.5 m which will make suitable access difficult to achieve.
Is the site accessible within the wider context?	Some distance from centre, and would extend into rural setting, though flanked by built development.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Adjacent to County Wildlife Sites.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No special designation.
Agricultural Grade	2/3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located just off the main road through the village and is approx. 800 m from the shop / pub and approx. 600 m from the school. The village church is approx. 1000m to the South.
Could development of the site affect the setting of historic buildings in the wider area?	Yes there is a scheduled monument close by although much of the housing local to this site is relatively modern. This site is on the open countryside side of the village.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Northern end of the village with the village pub and shop approx. 800m, bus service uses the High Street within 250m. The local primary school is just over 600m away. There are walking routes in and around the village in a number of locations. The adjacent lane is also utilised by local walkers.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has high level high voltage power lines running close by – water, gas and drainage likely to be some distance away.</p>
<p>Topography.</p>	<p>Road is sloping down towards the local brook along the frontage of this site and the site is generally flat or very gently sloping meaning that the site boundary closest to the brook is elevated above the lane. Note the lane is narrow and has no footpaths.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Out of centre and incursion into rural setting.</p>
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern but a scheduled ancient monument is close by. This would be a medium sized site of a developed size that is larger than any recent local developments.</p>

Availability

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 15
Site Address	Land at Elmcroft, the Downs, Stebbing
Current Use	Agricultural
Proposed Use	Housing site
Site Area (Ha)	0.98 Ha
Method of site identification	Qualifying body.
Type (greenfield/brownfield)	Greenfield
Planning history	Several applications, including for a dwelling and garage and stable block.

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes from the Main Road (The Downs). The road is on a slope just after a bend so care with visibility splays required.
Is the site accessible within the wider context?	Built development within and around the site.
Public rights of way?	Yes

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Adjacent to County Wildlife Sites.
Flood Zones (2 or 3).	Adjacent to Flood Zones 2 & 3
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	Some trees within site.
Agricultural Grade	3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located just off the main road through the village and is approx. 700 m from the shop / pub and approx. 500 m from the school. The village church is approx. 900m to the South.
Could development of the site affect the setting of historic buildings in the wider area?	Yes there is a Scheduled Monument close by, but little impact due to being separated from the site by relatively modern housing.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at the Northern end of the village with the village pub and shop approx. 700m, bus service uses the High Street within 50m. The local primary school is just over 500m away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Not known. Chicken rearing?</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has power already. Water, gas and drainage likely to be close by too but not identified.</p>
<p>Topography.</p>	<p>The site has road frontage on two sides and slopes down towards the local brook along the frontages of this site. The site is elevated above the road / lane gently slopes in all directions. Note the lane to the rear of the site is narrow and has no footpaths.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Adjoins existing built areas.</p>
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern but a scheduled monument is close by. This would be possibly suitable for a small development off a private drive, subject to achieving visibility splays acceptable to the Highways Authority.</p>

Availability

Is the site for sale or available for development?	Not known
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 16
Site Address	Land North of Stebbing Park, Stebbing
Current Use	Agricultural
Proposed Use	Housing site
Site Area (Ha)	2.5 Ha
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	No.

Accessibility

Is there a current access?	Yes
Is this adequate?	No – farm access – opposite primary school
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes from the High Street. The road is flat but the field is lower than the road for most of its length. Wide verge would assist with footpath provision.
Is the site accessible within the wider context?	Site adjacent to existing built development and near to centre.
Public rights of way?	Yes

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	Adjacent to Conservation Area.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	Proposed for designation as Local Green Space by emerging NP.
Landscape Value	Some trees within site.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located just off the main road through the village and is approx. 200 m from the shop / pub and the school is across the road. The village church is approx. 500m to the South.
Could development of the site affect the setting of historic buildings in the wider area?	Yes there is a scheduled monument adjacent and development would impact on the setting.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is in the middle of the village with the village pub and shop approx. 200m, bus service uses the High Street adjacent. The local primary school is directly opposite the site. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Proposed for LGS designation in the emerging NP.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has power lines adjacent. Water, gas and drainage likely to be close by too but not identified.</p>
<p>Topography.</p>	<p>The site has long road frontage slopes down towards the local brook to the rear of the village.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Adjacent to built development, near to centre of village.</p>
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern or interwar and a mix of semidetached and detached but a scheduled ancient monument is immediately adjacent to this site. The frontage to the High Street contains a number of mature trees and hedgerow. This site is probably inappropriate for housing.</p>

Stepping – Site Appraisals

Availability

Is the site for sale or available for development?	Submitted though call for sites.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 17
Site Address	Land adjacent to Stebbing Plot A, Stebbing
Current Use	Arable
Proposed Use	Housing site
Site Area (Ha)	3.5 Ha
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	DUN/0353/73 agricultural cottages refused.

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes from the High Street. The road is flat and the field is at a level consistent with the road. Wide verge would assist with footpath provision.
Is the site accessible within the wider context?	Close to village centre.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	<p>Adjacent to Local Plan Development Limits.</p> <p>Contains tree preservation orders.</p>
Flood Zones (2 or 3).	Flood Zone 2 and 3
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	Proposed for Local Green Space designation in emerging NP.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<p>The site is located just off the main road through the village and is approx. 300 m from the shop / pub and the school is 100m away. The village church is approx. 600m to the South.</p>
Could development of the site affect the setting of historic buildings in the wider area?	Yes there is a scheduled monument adjacent and development would impact on the setting.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is in the middle of the village with the village pub and shop approx. 300m, bus service uses the High Street adjacent. The local primary school is 100m away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Proposed for LGS designation in NP. Adjacent to scheduled monument.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has power lines adjacent. Water, gas and drainage likely to be close by too but not identified.</p>
<p>Topography.</p>	<p>The site gently slopes down away from the road towards the local Stepping brook to the rear of the village.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Built development to east boundary, but open areas to other boundaries.</p>
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern or interwar and a mix of semidetached and detached but a scheduled ancient monument is immediately adjacent to this site. The frontage to the High Street contains a number of mature trees and hedgerow. This site is probably inappropriate for housing.</p>

Stepping – Site Appraisals

Availability

Is the site for sale or available for development?	Submitted through call for sites.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 18
Site Address	Land West of Brookfields, Bran End, Stebbing
Current Use	Arable
Proposed Use	Housing site
Site Area (Ha)	0.55 Ha (Note field appears larger than stated area?)
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	Detailed planning history for between 2-5 dwellings. 5 dwellings now completed.

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes from the B1057. The road slopes downhill - visibility may be compromised from the Bran End crossroad. Narrow verge and site is elevated from road but this could be ameliorated in the access road construction.
Is the site accessible within the wider context?	Site flanked by built development.
Public rights of way?	Yes

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	<p>Adjacent to sites containing listed buildings.</p> <p>Adjacent to Local Plan Development Limits.</p>
Flood Zones (2 or 3).	Flood Zones 2 & 3
Other Environmental or Ecological Value (e.g. protected species)	Some trees.
Landscape Value	Some trees.
Agricultural Grade	2/3

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	<p>The site is located just off the B1057 with a number of grade II listed houses at Bran End. Former mill buildings adjacent Stebbing Brook at B1057 end of site have been converted to residential use.</p>
Could development of the site affect the setting of historic buildings in the wider area?	<p>Possibly but houses on Brick Kiln Lane currently under construction have had minimal impact – opposite former LA bungalows.</p>

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at Bran End which forms the Northern edge of the village with the village pub and shop approx. 1000m, bus service uses Brick Kiln Lane adjacent. The local primary school is 8w00m away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has power lines adjacent. Water, gas and drainage likely to be close by too but not identified.</p>
<p>Topography.</p>	<p>The site gently slopes down away from the road towards the local Stebbing brook to the rear of the village.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Flanked by built development.</p>
<p>Impact on character and size of settlement?</p>	<p>Houses in the immediate area are generally modern or interwar and a mix of semidetached and detached with some older housing at the Bran End crossroad. The frontage to the B1057 contains a number of mature trees and hedgerow. This site would provide a development similar to the adjacent Brookfields housing development which appears to be of approx. 1970's vintage.</p>

Stepping – Site Appraisals

Availability

Is the site for sale or available for development?	Site submitted through call for sites.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 19
Site Address	Hornsea Lodge, Bran End, Stebbing
Current Use	Residential
Proposed Use	Housing site
Site Area (Ha)	0.28 Ha
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Brownfield
Planning history	Detailed history, including mobile homes, development as a bungalow and stable block.

Accessibility

Is there a current access?	Yes
Is this adequate?	Yes
If not adequate, or no access, is it possible to create access of sufficient standard?	n/a
Is the site accessible within the wider context?	Site already developed.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	No identified designations.
Flood Zones (2 or 3).	No
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No special designation.
Agricultural Grade	n/a

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located just off the B1057 with two grade II dwellings further North (approx. 100m). Other houses in the area are interwar semi-detached stock.
Could development of the site affect the setting of historic buildings in the wider area?	Risk is considered to be low.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at Bran End which forms the Northern edge of the village with the village pub and shop approx. 1500m, bus service uses B1057 adjacent. The local primary school is 1200m away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>No.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has power lines adjacent. Water, gas and drainage likely to be on site but not identified.</p>
<p>Topography.</p>	<p>The site is flat.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Already developed.</p>
<p>Impact on character and size of settlement?</p>	<p>The site has a 1960's 1.5 storey house currently and is next to an animal feed outlet. Possible size of development (2 – 3 units) not likely to impact the area.</p>

Stepping – Site Appraisals**Availability**

Is the site for sale or available for development?	Submitted through call for sites.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 20
Site Address	Meadow, Stebbing Green, Stebbing
Current Use	Hay Meadow
Proposed Use	Housing site
Site Area (Ha)	0.37 Ha
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	Tractor shed and outbuildings, but no residential permissions.

Accessibility

Is there a current access?	Yes
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes, but would involve hedgerow removal & roadside drainage ditch to be culverted or the like. Entrance would be better if more central than current position.
Is the site accessible within the wider context?	Some distance from centre, within built frontage.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	No identified designations.
Flood Zones (2 or 3).	No.
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No designation.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located at Burnthouse Farm (farm house is Grade II listed) with two grade II dwellings within 100m. Other houses in the area are a mixture of ages / design and generally detached.
Could development of the site affect the setting of historic buildings in the wider area?	Risk is considered to be low.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at Burnthouse Farm which forms the South Eastern edge of the village with the village pub and shop approx. 2500m, bus service uses the adjacent main road. The local primary school is 2700m away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>No.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has power lines adjacent. Water, gas and drainage likely to be on site but not identified.</p>
<p>Topography.</p>	<p>The site is flat but note the River Ter (more a brook) runs through the site from side to side and would need to be addressed before any development could take place.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Within built frontage.</p>
<p>Impact on character and size of settlement?</p>	<p>The site is infill between other buildings and is over a mile out from the centre of the village. Size of development (2 units) not likely to impact the area but there are two Grade II listed buildings within 100m so design and position of housing needs care.</p>

Stepping – Site Appraisals

Availability

Is the site for sale or available for development?	Submitted through call for sites.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Site Assessment Form

Site Information

Site Reference No.	Site 21
Site Address	Land south of Whitehouse Farmhouse, Stebbing
Current Use	Agricultural
Proposed Use	Housing site
Site Area (Ha)	0.35 Ha
Method of site identification	Call for sites.
Type (greenfield/brownfield)	Greenfield
Planning history	See Combined Site Assessments document

Accessibility

Is there a current access?	No
Is this adequate?	No
If not adequate, or no access, is it possible to create access of sufficient standard?	Yes, but would involve hedgerow removal & roadside drainage ditch to be culverted or the like.
Is the site accessible within the wider context?	Remote from village centre.
Public rights of way?	No

Environmental Constraints

Environmental Designations: <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • AONB • National Park • European nature site (Special Area of Conservation or Special Protection Zone) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Tree Preservation Orders 	No identified designations.
Flood Zones (2 or 3).	No
Other Environmental or Ecological Value (e.g. protected species)	No.
Landscape Value	No special designation.
Agricultural Grade	2

Heritage Considerations

Heritage Designations: <ul style="list-style-type: none"> • Listed Buildings • Conservation Area • Registered Park or Garden • Registered Battlefield • Scheduled Monument • Other archaeological recognition • Locally listed building 	The site is located at Whitehouse Farm. This site is set out alone from other developments. Other houses in the area are a mixture of ages / design and generally detached.
Could development of the site affect the setting of historic buildings in the wider area?	Risk is considered to be low.

Community Facilities and Services

<p>Proximity to Community Facilities:</p> <ul style="list-style-type: none"> • Shops • Employment • Public Transport • Schools • Open space/recreation/leisure • Health • Cycle or walking paths 	<p>This site is at Whitehouse Farm which forms the Eastern edge of the village with the village pub and shop approx. 2500m, bus service uses the adjacent main road. The local primary school is 2700m away. There are walking routes in and around the village in a number of locations.</p>
<p>Any existing community value of the site.</p>	<p>Not known.</p>

Ground Conditions

<p>Evidence of ground contamination.</p>	<p>None noted.</p>
<p>Infrastructure within the site (power, etc.)</p>	<p>Site has power lines adjacent. Some services may be present at farmhouse e.g. water, with local drainage (soakaways, septic tank) – gas unlikely.</p>
<p>Topography.</p>	<p>The site is flat but note there is a drainage ditch behind the hedge forming the boundary to the road.</p>

Potential Impacts

<p>Would development create coalescence?</p>	<p>Not infill, so incursion into rural area.</p>
<p>Impact on character and size of settlement?</p>	<p>The site is well out of the village so impact being to the otherwise unbroken rural nature of this area. Size of development (2 - 3 units) not the greatest impact but perhaps sets a dangerous precedent?</p>

Stepping – Site Appraisals**Availability**

Is the site for sale or available for development?	Submitted through call for sites.
Are there any known legal constraints (ownership, ransom strips, covenants, tenancies, etc.)?	Non apparent.
Is there a known timeframe for availability?	Not known

Authorship

Urban Vision Enterprise CIC is a social enterprise providing professional services in planning, regeneration, economic development and third sector organisational development. UVE specialisms include:

- neighbourhood planning
- heritage-led regeneration and conservation
- urban design, including design review
- community engagement and consultation
- housing needs assessment
- feasibility studies
- project business plans
- community-led projects and development
- training, continuing professional development (CPD) and education
- third sector (not-for-profit) organisational development.

Clients include government and funding bodies, UK and national professional bodies and membership organisations, local authorities, parish councils, neighbourhood forums, third sector bodies and local community groups.

Contact



Urban Vision Enterprise CIC

www.uvns.org
info@uvns.org
01538 386221 (Leek Office)
07973 522428 (Dave Chetwyn, Liverpool Office)


Liverpool Office:

RIBA National Architecture Centre
21 Mann Island
Liverpool
L3 1BP

North Staffordshire Office:

Foxlowe Arts Centre (1st Floor)
Stockwell Street
Leek
Staffordshire
ST13 6AD





Company No. 7690116.

Registered address: Foxlowe Arts Centre (1st Floor), Stockwell Street, Leek, Staffordshire, ST13 6AD