

FELSTED PARISH COUNCIL

Felsted

Neighbourhood Plan

Site Assessment Report



This document has been prepared by the Felsted Neighbourhood Plan Steering Group on behalf of Felsted Parish Council. It is submitted alongside the Felsted Neighbourhood Plan to meet the requirements of the Neighbourhood Planning (General) Regulations 2012 (as amended)

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1. Introduction

This report is complementary to and intended to be read in conjunction with the Felsted Neighbourhood Plan (NP), the Felsted NP Basic Conditions Statement, the Felsted NP Consultation Statement and the Felsted Viability Report (AECOM), which all form part of the Regulation 15 Submission of the Felsted Neighbourhood Development Plan (2018 – 2033).

1.1 Purpose

As part of developing the Neighbourhood Plan it is necessary to evaluate the suitability of potential development sites to determine which are most suited to meet the needs of the community. Neighbourhood plans can identify and allocate sites for new development including housing, employment, business use, leisure and other forms of development. They can also protect and safeguard land for future uses.

Planning Practice Guidance (PPG) states that the purpose of an assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing development over the plan period.¹ This report therefore provides a summary of the sites assessed for potential allocation for housing development and as such forms part of the evidence base for the Felsted Neighbourhood Plan.

This report sets out the approach of the Felsted Neighbourhood Plan Steering Group to assessing sites for potential allocation through the neighbourhood planning process. It explains the methodology of the Steering Group for assessing sites, provides individual site assessments for those sites considered by the Steering Group, and concludes with recommendations, to be picked up in the other evidence base documents submitted alongside the neighbourhood plan.

¹ Planning Practice Guidance, Paragraph: 001 Reference ID: 3-001-20140306

2. Site Assessment Methodology

The site assessment process has been undertaken using guidance specifically written for neighbourhood plans by Locality “Site assessment and allocation for neighbourhood plans: A toolkit for neighbourhood planners”.²

For Felsted, the site assessment work undertaken by Uttlesford District Council (UDC) in 2015 has provided a useful starting point. As part of the 2015 site assessment work, UDC initially assessed 28 sites in the parish of Felsted.³ 15 of those sites were identified as potentially suitable, available and deliverable for development. These 15 sites have therefore been subjected to a second sieve of criteria that have been generated by the work of the Felsted Neighbourhood Plan. As per Planning Practice Guidance, the SG used the Local Planning Authority’s SLAA methodology as a starting point for its own site assessment.⁴ UDC’s methodology is set out in the Regulation 19 Local Plan Evidence Base available online.⁵ Further assessment was undertaken on a proportionate basis using criteria derived from the Vision for Felsted and emerging issues that the SG is seeking to address through the neighbourhood plan.

In 2018, UDC updated their site assessment work. This time, each site was assessed again for suitability, availability and achievability but each site was then given a category A to E as explained in the table below.

UDC 2018 Site Assessment – Site Categorisation	
Category	Explanation
A	These are sites which have planning permission and are generally considered deliverable within the first five years of the plan period
B	These are sites that are considered deliverable/ developable within the plan period but do not currently have planning permission. These sites are largely free from major physical and infrastructure constraints. The sites are broadly in line with National Planning Policy considerations and the development strategy of the emerging Local Plan.
C	These are sites where further work is needed to demonstrate the achievability or suitability of sites. This can include issues such as achieving a suitable access, mitigating impacts of noise or air pollution from the M11/A120/railway line; mitigate against small parts of the site being subject to flooding; or to minimise the impact on neighbouring uses or the landscape, historic or natural assets.
D	Sites in this category are likely to be broadly developable but not deliverable within the plan period. Developability may only become realistic if other sites are built out so these sites represent future extensions, but this would require speculative consideration far beyond the 15 year plan period
E	These sites are not considered developable and delivery is not considered suitable within 15 years for one or more of the following reasons

² Locality, ‘How to Assess and Allocate Sites for Development: A Toolkit for Neighbourhood Planners, <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

³ Uttlesford District Council Site Assessments, <https://www.uttlesford.gov.uk/media/8040/Felsted-site-assessments-2018-/pdf/FEL.pdf>

⁴ Planning Practice Guidance, Paragraph: 004 Reference ID: 3-004-20140306

⁵ Uttlesford District Council SLAA Methodology Update 2018, https://www.uttlesford.gov.uk/media/8082/Strategic-Land-Availability-Assessment-SLAA-Methodology-Update-May-2018-/pdf/SLAA_Methodology_Update_2018.pdf

UDC 2018 Site Assessment – Site Categorisation	
Category	Explanation
	<ul style="list-style-type: none"> • Departure from National Policy leading to development in unsustainable locations • Development being of a vastly disproportionate scale to the adjacent settlement. • Sites contrary to the development strategy of concentrating development in Garden Communities which are of a scale to be self-contained and provide a secondary school. • Sites in Type B villages where development would not contribute to sustainable patterns of development. • Sites which contribute to the purposes of the Green Belt or Countryside protection Zone as identified in the Green Belt Review (2016) and the Countryside Protection Zone Review (2016). • Sites with insurmountable physical constraints such as flood risk, noise pollution.

The category E sites were then included as site allocations in the draft Local Plan. The site assessments undertaken by UDC in 2015 and 2018 and then by the Felsted NP group to inform the work of the neighbourhood plan do differ. An overview of the differences in the conclusions for each site is provided in the Table below.

Site categorisation	Explanation
Amber - Site is potentially suitable	Constraints existing regarding suitability but there is potential to address these through appropriate design, layout and/or limiting scale of development.
Amber – Suitability unlikely	Constraints exist but no or few opportunities have been identified that could adequately address these
Amber – Achievability unlikely	Infrastructure required to deliver the sites e.g. road access considered too great for site achievability
Red – Not Suitable	Constraints are too significant and no opportunities found to mitigate these
Red – Not available	Site not available

Each site assessment includes the UDC SLAA Status comment and where relevant the comments submitted to UDC by Felsted Parish Council. The UDC Assessment conclusions given for each site (i.e. site is suitable, available, or achievable) are those of Uttlesford District Council.

This work has been updated to reflect the 2018 SLAA work undertaken by UDC. The updated UDC 2018 assessment included two additional sites (29Fel16 - Land at Newhouse Farm, Causeway End Road and 30Fel16 Pye’s Farm, Mole Hill Green). However, these sites were assessed by UDC as category “E” in their updated assessment (i.e. “The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development”), they were therefore excluded from the second sieve of criteria assessments conducted by the Steering Group, as they were considered unsuitable

The final concluding statement given for each site is that of the Neighbourhood Plan Steering Group. For ease of reference, Appendix 1 contains a table that summarises the outcomes of each of the assessments (UDC in 2015 and 2018 and Felsted NPSG in 2018/2019).

2.1 NP Specific Site Assessment Criteria

Supplementary to the criteria used by UDC in their site assessment work, additional criteria based on the aims and objectives of the Felsted Neighbourhood Plan and derived from the significant levels of consultation undertaken as part of the development of the NP, have been used to further sift through the sites. This serves to ensure that the sites brought forward through the neighbourhood plan process truly epitomise the spirit of localism, in that they are based on local understanding and knowledge of the neighbourhood and are a result of the work done by the Steering Group in preparing the NP on behalf of the community of Felsted.

In addition, recent reasons given either by officers or planning inspectors for reasons to refuse the planning application or dismiss the appeal respectively have been factored into the site assessment process.

The following criteria were used to assess each site which were not ruled out by the UDC's site assessment work:

- Is the site appropriate having regard to the Felsted Heritage and Character Assessment?
- Will the site help or reduce traffic congestion?
- Will the site protect or enhance community facilities?
- Does the proposal avoid coalescence between settlements?
- Does the proposal represent a coherent extension to existing development?
- Where linear vernacular prevails, does the proposal avoid 'back-land' development?
- Does the proposal offer adequate accessibility? I.e. is the site served by pedestrian pavements and / or on a bus route?
- Does the proposal conserve or enhance village heritage assets?
- Does the proposal provide an appropriate mix of housing?

Each site was also assessed to identify any opportunity for community benefit or constraints which are identified in the concluding comments and / or reflected in the site score.


NP Specific Criteria	Explanation and how this will be assessed
Is the site appropriate having regard to the Felsted Heritage and Character Assessment (FHCA)	Does proposed development conflict with any F H & C A identified "Character Area Profile" with particular regard to "Positive Aspects of Character" and/or those aspects of a "Local Character Area" specific features identified under "Sensitivity to Change"?
Will the site help or reduce traffic congestion?	Do proposals have a potential to increase or decrease traffic or parking stress?
Will the site protect or enhance community facilities?	Do proposals include proposals to improve community facilities?
Does the proposal avoid coalescence between settlements?	Will proposals join separate settlements or reduce the open space between separate settlements. If so, could mitigation measures reduce visual impact?
Does the proposal represent a coherent extension to existing development?	Is site within VDL, outside VDL or adjacent to VDL. Is proposed development consistent with vernacular building grain for that area of Parish?
Where linear vernacular prevails, does the proposal avoid 'back-land' development	Is proposed development "back-land" i.e. Non-linear in an area where predominantly linear build grain is evident?

Does the proposal offer adequate accessibility	Is site accessibly on foot (i.e. Are there pavements leading to the site) and / or on a bus route or is site wholly dependent upon vehicular use?
Does the proposal conserve or enhance village heritage assets?	Does development impact negatively on any heritage asset either visually or through increased vehicular movements etc.?
Does the proposal provide an appropriate mix and tenure of housing in relation to need?	<p>Felsted's population in relation to the national profile and the Uttlesford profile is comparatively much older. The average (mean) age of residents was 41.8 years (this compares with an average (mean) age of residents across the district 40.6 years. 20.9% of the parish's population was over the age of 60 at the time of the 2011 Census compared with 17% of the district's population.</p> <p>In terms of house sizes, the parish is well stocked with larger homes and under provided with smaller homes. This is illustrated in the table below.</p> <p>Meanwhile, 21.3 % of households in Felsted parish are one-person households with 13.3 % of these being aged 65 or over. Of the 71.77 % family households in Felsted parish, 13.8 % are aged 65 or over.</p> <p>Together with the findings of the Felsted Housing Needs Survey published in 2017, the statistics above indicate a clear evidenced need for smaller homes to come forward in the parish during the plan period.</p> <p>In terms of affordable housing needs in the parish, the Felsted Housing Needs Survey was completed in March 2017 and indicated a need for 14 affordable dwellings. Housing Needs Surveys are generally updated every five years</p>

3. Site Assessments

This section provides individual site assessments for all of the sites considered by the Steering Group as part of the site assessment process for the Felsted Neighbourhood Plan.


3.1 Bury Farm

01Fel15 - Land west of Bury Farm Station Road Felsted	
Address	Land west of Bury Farm Station Road Felsted
Site Area	6.0 ha (estimated developable site area 4.0 ha)
Description	<p>Agricultural field previously used for grazing. Submitted under UDC Call for Sites</p> 
Amount of development	<p>No of houses based on SLAA methodology 90 – 150</p> <p>Estimated number of houses on reduced site (as per UDC SLAA Assessment) circa 40</p>
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	The site is available and development is achievable. The suitability of the site will depend on the extent of the development and developing only the southern part of the site may be the most suitable. The deliverable capacity has been amended to reflect this.
2018 UDC Classification	B

NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a significant characteristic of the Parish, although there is established linear development on the south side of the road. Some mitigation is possible by retention of existing hedgerows or replacement planting which should be a condition of development to minimise visual impact.
Will the site help or reduce traffic congestion?	If site is the location for a re-located Doctors' Surgery it is considered likely that traffic movements <i>to an enlarged surgery</i> will result in reduced traffic through the HVC (as confirmed in Strutt & Parker Review) rather than the likely increase in traffic that would be generated in the HVC if an enlarged Doctors' Surgery were to be located on a more easterly site.
Will the site protect or enhance community facilities?	Yes. Considered an appropriate location for a re-located Doctors' Surgery (but not considered appropriate for a Community Hub as not central to Parish)
Does the proposal avoid coalescence between settlements?	As per UDC SLAA status, development of the full extent of the site would build coalescence with Flitch Green. However development reflecting the limit of the development on the south side of Station Road may be suitable.
Does the proposal represent a coherent extension to existing development?	The site is immediately adjacent to the existing planning envelope and would represent a coherent extension to existing development.
Where linear vernacular prevails, does the proposal avoid 'back-land' development	Whilst the site would represent 'back-land' development' (as the historical build form of the Parish is generally of linear grain), there are some exceptions such as Bury Fields (a cul-de-sac which branches into two roads) which is the next road towards the village centre. Therefore the development is considered acceptable when weighted against the significant potential community gain of a re-located Doctors' Surgery.
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	The site is accessible via pavements (although these terminate on the north side of the road before the site). There is a pavement on the south side of the road. The site is on a bus route and there is a bus stop adjacent to the site.
Does the proposal conserve or enhance village heritage assets?	There are no adverse impacts on village heritage assets
Does the proposal provide an appropriate mix of housing?	The site (as proposed) does offer a suitable mix of housing.
Opportunities	Limit size of potential development area (as submitted as a SLAA site) to reduce coalescence impact by restricting build area to no further west than the existing development on the opposite side of Station Road. Potential site for relocated Doctors surgery.
Constraints	Builds a degree of coalescence with Flitch Green which can be minimised by restricting build area to no further than existing development on opposite side of Station Road. Introduces build form in what is currently an open green space between the existing settlements. Careful design and retention of existing hedgerows or replacement planting must be a condition of development to minimize impact.
CONCLUSIONS	

2018 UDC Assessment Conclusion	Site is suitable	This is a greenfield site which lies on the western edge of the village. Felsted and Flitch Green to the north are Type A villages with a range of services and facilities. The nearest primary school is at Flitch Green. Development of the full extent of the site would lead to coalescence with Flitch Green; however development reflecting the limit of the development on the south of Station Road is considered suitable.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable
Scoring	Amber (Not green due to coalescence and increased build form within aesthetically important approach to Felsted Village). Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and settlements as a significant characteristic of Felsted Parish.	
Conclusions	<p>NOTE: Site is now included as an allocated development site for Felsted in the .Regulation 19 Draft of the UDC emerging Local Plan for up to 40 houses and Community Space. Further discussions with UDC and the West Essex Clinical Commissioning Group (CCG) suggest that the site could be an appropriate location for a replacement Doctors Surgery and for part of the necessary housing allocation for Felsted in the emerging UDC Local Plan.</p> <p>Subject to development being limited in size (as submitted as a SLAA site) to reduce coalescence impact by restricting build area to no further west than the existing development on the opposite side of Station Road and subject to sensitive and appropriate layout and boundary treatment, this site is considered to be potentially suitable. Development presents opportunity for an important community benefit with the delivery of a doctor's surgery.</p>	


3.2 Land North West of Bannister Green

04Fel15 - Land north west of Bannister Green	
Address	Land north west of Bannister Green - Felsted
Site Area	0.8 ha
Description	Greenfield site. Agricultural land currently farmed. Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 22 – 36 Housing proposed 5 - 14
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	The site is suitable, available and achievable for small scale development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a significant characteristic of the Parish, although there is established linear development on the north east side of the road.
Will the site help or reduce traffic congestion?	No. Site will generate increased traffic.
Will the site protect or enhance community facilities?	No effect

Does the proposal avoid coalescence between settlements?	Development of the site would build coalescence between Watch House Green and Bannister Green.	
Does the proposal represent a coherent extension to existing development?	The site is immediately adjacent to the existing planning envelope and would represent a coherent extension to existing development.	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	Development as proposed on the SLAA submission would represent 'back-land' development in an area of the Parish that is generally of linear grain. However limited linear development reflecting the build grain of the development on the north east side of Braintree Road may be suitable.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	The site is served by pavements, is within walking distance of the Primary School but is not considered to be within walking distance of the shop and is not on a frequent bus route.	
Does the proposal conserve or enhance village heritage assets?	No significant effect on village heritage assets	
Does the proposal provide an appropriate mix of housing?	There is insufficient detail within the SLAA plan to determine housing mix	
Opportunities	Accessible and sustainable but a smaller linear build form would be more appropriate to the local vernacular of both Watch House Green and Bannister Green	
Constraints	Would build coalescence between Watch House Green and Bannister Green and introduces build form in what is currently open farmland space between existing settlements. Loss of open vista when travelling south east to north west would compound the effect of coalescence between the hamlets. Back-land development would result in an unsatisfactory housing layout for this undeveloped site lying outside development limits which would be incompatible with the linear pattern of housing which prevails for both Watch House Green and Bannister Green. Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and settlements as a significant characteristic of the Parish.	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is suitable	This is a greenfield site on the edge of Bannister Green. The site lies adjacent to the development limits. The site is well related to the hamlet but it is part of a large open field with no defensible boundaries. The site is in walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is in walking distance of an hourly bus service. The proposal is for a small scale development which falls below the threshold of this assessment.
	Site is available	The site is considered available for development; it has been promoted through the

		Call for Sites process with landownership and intentions known
	Site is achievable	Development of the site is achievable.
Scoring	Amber. Not green due to negative impact on coalescence and conflict with Heritage and Character Assessment.	
Conclusions	Could be suitable for smaller development of linear build along Braintree Road frontage	


3.3 Land South of Watch House Green

05Fel15 - Land south of Watch House Green	
Address	Land south of Watch House Green
Site Area	2.0 ha (Developable Site Area 1.69 ha)
Description	<p>Greenfield site – currently farmed. Submitted under UDC Call for Sites</p> 
Amount of development	<p>No of Houses based on SLAA methodology 46 – 76</p> <p>Housing proposed - Market Housing 20-30 - Affordable Housing 14-20</p>
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	The site is available. The site's achievability is subject to the provision of a satisfactory means of access. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	The site does not conflict significantly with the Felsted Heritage and Character Assessment, although any access road would have a negative “urbanising” impact on the aesthetic rural and open approach to the settlement of Watch House Green when traveling north easterly from Felsted Village. The Felsted Heritage and Character Assessment refer to the green open spaces between hamlets as an important aspect of the character of the Parish.

Will the site help or reduce traffic congestion?	No. The site will generate some increase in traffic.	
Will the site protect or enhance community facilities?	No effect	
Does the proposal avoid coalescence between settlements?	No significant effect.	
Does the proposal represent a coherent extension to existing development?	Whilst, in some respects the site could be considered a coherent extension to existing development it would be 'back-land' development serviced by a single access road which in itself would have a negative "urbanising" impact on the aesthetic rural and open approach to the settlement of Watch House Green when traveling north easterly from Felsted Village.	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	Yes, the site does represent 'back-land' development in an area where a linear grain prevails.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	The site is not served by pavements but is within walking distance of the Primary school. It is also on a bus route.	
Does the proposal conserve or enhance village heritage assets?	No significant impact	
Does the proposal provide an appropriate mix of housing?	The proposals within the SLAA submission could represent an appropriate housing mix.	
Opportunities	Potential for development as a "Rural Exception Site" for future affordable housing following a future "housing needs survey" as it is outside the planning envelope but adjoins the existing settlement.	
Constraints	The site does not have a road frontage and the cost of providing an access road may prejudice viability. The necessary access road would have a negative "urbanising" impact on the aesthetic rural and open approach to the settlement of Watch House Green when traveling north easterly from Felsted Village.	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is not suitable	This is one of six greenfield sites proposed around Watch House Green. The site is well related to the hamlet and does not lead to coalescence with Felsted village or Bannister Green. The site is in walking/cycling distance of the primary school at Watch House Green but is some distance from the services in Felsted village. The site is in walking distance of an hourly bus service. The site can only be accessed via the long access road which would lead to development disjointed from the existing pattern of development. The long access road

		to the site running adjacent to residential is likely to cause a detrimental impact on surrounding properties. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	The site is considered achievable subject to the provision of a satisfactory means of access.
Scoring	Amber. Not Green due to negative “urbanising” impact on the aesthetic rural and open approach to the settlement of Watch House Green when traveling north east from Felsted Village.	
Conclusions	Could be suitable for development but would require improved access road. Site could be a suitable potential “Rural Exception Site” for future affordable housing following an independently conducted “housing needs survey”	


3.4 Chaffix Farm

06Fel15 - Chaffix Farm Braintree Road	
Address	Chaffix Farm Braintree Road Felsted CM6 3DZ
Site Area	1.15 ha (Developable Site Area 0.95 ha)
Description	Greenfield land. Currently farmed. Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 26-43 Housing proposed – 10 - 15
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a significant characteristic of the Parish, although the road frontage is relatively small and the impact would be limited.
Will the site help or reduce traffic congestion?	No, the site will generate traffic

Will the site protect or enhance community facilities?	No significant effect as proposed but could, potentially be a suitable site for the re-location of community facilities, i.e. Shop & Post Office.	
Does the proposal avoid coalescence between settlements?	No, site closes the gap between Felsted and Watch House Green.	
Does the proposal represent a coherent extension to existing development?	The site is immediately adjacent to the existing planning envelope and would represent a coherent extension to existing development.	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	Development as proposed on the SLAA submission would represent 'back-land' development in an area of the Parish that is generally of linear grain.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. The site is within walking distance of the Primary School, approximately 1km from services in the village centre and is on a bus route.	
Does the proposal conserve or enhance village heritage assets?	No significant effect on village heritage assets	
Does the proposal provide an appropriate mix of housing?	SLAA submission does not specify housing mix	
Opportunities	Accessible and sustainable. Potential for development as a "Rural Exception Site" for future affordable housing following a future "housing needs survey" as it is outside the planning envelope but adjoins the existing settlement.	
Constraints	Would build coalescence between Felsted Village and Watch House Green and introduces built form in what is currently open farmland space between existing settlements. Backfill development would result in an unsatisfactory housing layout for this undeveloped site lying outside development limits which would be incompatible with the linear pattern of housing which prevails for both Felsted Village and Watch House Green. Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and settlements as a significant characteristic of the Parish.	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is not suitable	This is a greenfield site on the eastern edge of Felsted village. Chaffix Farm to the south comprises a group of listed buildings. The site is in walking/cycling distance of the primary school, but is about 1km from the services in Felsted. Development of the site would extend the built form eastwards behind the loose knit complex of buildings of Chaffix Farm and close the gap between Felsted and Watch House Green. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.

	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with land ownership and intentions known.
	Site is achievable	Development of the site is achievable.
Scoring	Amber. Not green due to negative impact on coalescence and conflict with Heritage and Character Assessment.	
Conclusions	The site is available and development is achievable. A smaller scale of development which does not extend as far east so as not to close the gap with Watch House Green may be suitable.	

3.5 Gransmore Meadow

12Fel15 - Gransmore Meadow	
Address	Gransmore Meadow Chelmsford Road Felsted CM6 3ET
Site Area	0.4 ha
Description	Greenfield site – Chelmsford Road Felsted. Currently used for grazing. Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 11-18 NOTE: Since SLAA submission site has received approval for 9 dwellings
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target. Development was refused by UDC but approved on appeal.
2018 SLAA status	The site is deliverable and has planning permission for 9 dwellings. The capacity has been amended accordingly.
2018 UDC Classification	A
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	No. Conflicts with Felsted Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a significant characteristic of the Parish. This is an important open green space that separates Felsted village from the hamlet of Causeway End.


Will the site help or reduce traffic congestion?	No. Development will generate traffic and also potentially increase parking stress in Chelmsford Road.	
Will the site protect or enhance community facilities?	No significant effect on community facilities	
Does the proposal avoid coalescence between settlements?	No. Development will build coalescence and close the gap between Felsted village and the separate hamlet of Causeway End.	
Does the proposal represent a coherent extension to existing development?	Yes. Development could be considered a coherent extension to existing development but the negative effect of coalescence between Felsted village and Causeway End conflicts with Felsted Heritage and Character Assessment	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	No. The original SLAA proposal represented 'back-land' development in an area where a linear build grain prevails. Subsequent revised proposals for a linear build of 9 dwellings has been approved	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. Site is served by a pavement on the east side of the road and is on a bus route. Site is within walking distance of village amenities but not within walking distance of the Primary school.	
Does the proposal conserve or enhance village heritage assets?	No significant impact on village heritage assets	
Does the proposal provide an appropriate mix of housing?	Original SLAA submission did not define housing mix. Subsequent approved 9 units are all 3 & 4 bedroom market homes so are not considered an appropriate mix of housing to support local need.	
Opportunities	Amending design and layout from back-land development to linear is more inkeeping with neighbouring development	
Constraints	Negative effect of coalescence between Felsted village and Causeway End conflicts with Felsted Heritage and Character Assessment	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is suitable	This is a greenfield site adjoining the southern edge of Felsted. The site is within walking/cycling distance of the facilities in Felsted but the primary school at Watch House Green or Flitch Green are further away. Planning permission has been granted for 9 dwellings.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable.
Scoring	Amber – Coalescence issue between Felsted village and Causeway End Note: since SLAA submission site has received approval for 9 dwellings, following a planning appeal)	

Conclusions	Coalescence issue between Felsted village and Causeway End. Note: since SLAA submission site has received approval for 9 dwellings, following a planning appeal
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Will the site protect or enhance community facilities?	No significant effect on community facilities	
Does the proposal avoid coalescence between settlements?	Development would build coalescence between Felsted village and the separate settlement of Watch House Green.	
Does the proposal represent a coherent extension to existing development?	No. Whilst adjoining the existing development envelope, it is also adjoining the Conservation Area. In addition, the local vernacular build grain is linear where this development is 'back-land'.	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	No, the development as proposed is 'back-land' development	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. The site is served by a pavement on the north side of Braintree Road and the site is on a bus route. It is also within walking distance of both village amenities and the Primary School.	
Does the proposal conserve or enhance village heritage assets?	Site adjoins the Conservation Area and could affect the historic character.	
Does the proposal provide an appropriate mix of housing?	Yes, as proposed the development would provide an appropriate mix of housing	
Opportunities		
Constraints	Adjoins conservation area and some degree of coalescence due to increased build form in what is currently open green space and non-linear layout contrary to local vernacular. Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and settlements as a significant characteristic of the Parish.	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is not suitable	This is a greenfield site adjacent to the eastern edge of the existing development limits for Felsted village. It is in walking/cycling distance of the primary school at Watch House Green and facilities in Felsted. Planning permission for 55 dwellings was refused and dismissed at appeal. The Inspector concluded that the development would have a materially harmful impact on the character and appearance of the area. In the light of the appeal decision the site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

	Site is achievable	Development of the site is achievable.
Scoring	Red due to extent of constraints and limited opportunities. Site previously refused by UDC and also dismissed on appeal and following a Judicial Review.	
Conclusions	Site previously refused by UDC, dismissed on appeal and also refused following Judicial Review due to negative impact on adjoining conservation area and incompatible layout of scheme (back-land) compared to vernacular linear build of surrounding development.	


3.7 Land East of Chelmsford Road

14Fel15 - Land to the east of Chelmsford Road	
Address	Land to the east of Chelmsford Road - Felsted
Site Area	5.46 ha
Description	Land to the east of Chelmsford Road – currently agricultural grassland Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 123-205 Housing proposed 135 to include unspecified affordable housing
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	The site is considered available and development is considered achievable. The site is however considered unsuitable as it would lead to a coalescence of Felsted and Causeway End and would not contribute to a sustainable pattern of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a significant characteristic of the Parish. Development of this site would significantly erode the open green space between Felsted Village and the hamlet Causeway End.
Will the site help or reduce traffic congestion?	No. Development will generate traffic.
Will the site protect or enhance community facilities?	No significant effect on community facilities

Does the proposal avoid coalescence between settlements?	No. Development of this site would build coalescence between Felsted Village and the hamlet Causeway End.	
Does the proposal represent a coherent extension to existing development?	Yes. Development could be considered a coherent extension to existing development but the negative effect of coalescence between Felsted village and Causeway End conflicts with Felsted Heritage and Character Assessment. It is also 'back-land' development in an area where a linear build grain prevails.	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	No, the proposal is for 'back-land' development where a linear build grain prevails.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. Site is served by a pavement on the east side of the road and is on a bus route. Site is within walking distance of village amenities but not within walking distance of the Primary school.	
Does the proposal conserve or enhance village heritage assets?	No significant effect on village heritage assets	
Does the proposal provide an appropriate mix of housing?	SLAA submission is not specific with regard to housing mix but does include some affordable housing and could potentially include an appropriate mix of housing	
Opportunities		
Constraints	Builds coalescence between Felsted village and Causeway End. Introduces build form into open green space between settlements. Layout would result in "non-linear" build form which is inconsistent with vernacular in Chelmsford Road and Felsted village in general. Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and settlements as a significant characteristic of the Parish.	
CONCLUSIONS		
UDC Assessment conclusion	Site is not suitable	This is a greenfield site which would wrap development around the southern edge of Felsted. The site is within walking/cycling distance from facilities in Felsted village but it is further to the primary schools at Watch House Green and Flich Green. Development of the site would lead to coalescence between Felsted and Causeway End. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable.

Scoring	Amber. Due to coalescence, incompatible (non-linear) build form and conflict with Heritage and Character Assessment
Conclusions	<p>Could be suitable for development but, at this scale, considered unsuitable due to introduction of incompatible and excessive build form in an aesthetically important green open space.</p> <p>Approval on Appeal of 12Fel15 - Gransmore Meadow which is directly opposite this site further reduces suitability of this site as this would close the open space between Felsted Village and the Burial Ground / Bakers Lane entirely.</p>


3.8 Land off Causeway End Road

15Fel15 - Land off Causeway End Road	
Address	Land off Causeway End Road Chelmsford Road Felsted
Site Area	1.0 ha
Description	Greenfield site behind existing houses along northern side of Causeway End Road Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 27-45 Housing proposed Market Housing 13
Planning Policy	Felsted is categorised as a "Type A Village" with no specific housing target.
2018 SLAA status	The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	The site does not conflict directly with Felsted Heritage and Character Assessment as it does not have a significant road frontage.
Will the site help or reduce traffic congestion?	No. Development will generate traffic and site is not served by either pavements or bus route so residents would be dependent on car use.

Will the site protect or enhance community facilities?	No significant effect on community facilities	
Does the proposal avoid coalescence between settlements?	Yes. Site does not build coalescence between settlements	
Does the proposal represent a coherent extension to existing development?	No. Causeway End Road is wholly of linear grain and this development would introduce 'back-land' development, completely out of character with the local vernacular.	
Where linear vernacular prevails, does the proposal avoid 'back-land' development?	No. This development would be 'back-land' development in an area where a linear grain exists.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	No. Site is not served by either pavements or bus route. Site is within walking distance of some village amenities but not within walking distance of the Primary school.	
Does the proposal conserve or enhance village heritage assets?	No significant effect on village heritage assets	
Does the proposal provide an appropriate mix of housing?	SLAA proposal is for 13 detached market houses so does not represent an appropriate mix of housing to meet local need.	
Opportunities	Site would deliver a small number of homes	
Constraints	Introduces back-land development which is inconsistent with the vernacular build form along Causeway End Road. Necessitates demolition of one dwelling and introduces new road off Causeway End Road which currently has no side roads. Increased build form in open countryside.	
CONCLUSIONS		
UDC Assessment conclusion	Site is not suitable	This is a greenfield site situated to the rear of properties at Causeway End adjacent to the existing development limits. The site is situated just over 1km from the facilities in Felsted Village and not within walking/cycling distance of primary schools at Watch House Green and Flitch Green. This area of Causeway End does not have footpaths. Development would introduce back-land development in an area characterised by linear development. The development would be out of keeping with the existing pattern of development. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
	Site is available	The site is considered available for development; it has been promoted through the

		Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable.
Scoring	Amber. Inconsistent back-land development in an area that has an entirely linear vernacular.	
Conclusions	Unsuitable increased build form of back-land layout in an area of linear build vernacular.	


3.9 Maranello / Felmore Farm

16Fel15 - Maranello/Felmore Farm	
Address	Maranello/Felmore Farm Watch House Green Felsted
Site Area	1.2 ha
Description	Land to rear of dwelling Maranello/Felmore Farm, currently used as garden/paddock. Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 32-54 Housing proposed 15 to include affordable housing.
Planning Policy	Felsted is categorised as a "Type A Village" with no specific housing target.
2018 SLAA status	The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	The site does not conflict directly with Felsted Heritage and Character Assessment as it does not have a significant road frontage.
Will the site help or reduce traffic congestion?	No. Development will generate traffic
Will the site protect or enhance community facilities?	Could represent the loss of suitable "Rural Exception Site". This site is outside development limits but is not being promoted as a "Rural

	Exception Site” resulting in a loss of potentially “protected” affordable housing for the future benefit of local people. No other significant effect on community facilities	
Does the proposal avoid coalescence between settlements?	The site does not build coalescence between settlements	
Does the proposal represent a coherent extension to existing development?	No. Watch House Green is predominately a settlement of linear grain and this development would introduce ‘back-land’ development, out of character with the local vernacular.	
Where linear vernacular prevails, does the proposal avoid ‘back-land’ development	No. This development would be ‘back-land’ development in an area where a linear grain predominates.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	The site does link to the B1417 which has a pavement, is on a bus route and the site is within walking distance of the Primary school. It is not within walking distance of village amenities.	
Does the proposal provide an appropriate mix of housing?	SLAA submission includes affordable housing. However, it is outside the planning envelope but is not being proposed as a “Rural Exception Site”.	
Opportunities	Could be suitable for development, particularly for “Rural Exception Housing” following a properly conducted future housing needs survey.	
Constraints	<p>This site is outside development limits but is not being promoted as an “Exception” site resulting in a loss of potentially “protected” affordable housing for the future benefit of local people.</p> <p>Back-land development which is considered inappropriate as local vernacular is almost entirely linear/ribbon development. A similar smaller development a few hundred meters away in nearby Stevens Lane, Bannister Green which has a similar vernacular build form was recently refused due to the unsuitability of back-land development in the area (UTT/17/0649/OP). UDC stated “The development by reason of the number of dwellings proposed would result in an unsatisfactory housing layout for this undeveloped site lying outside development limits which would be incompatible with the linear pattern of housing development within Stevens Lane and which prevails for the settlement of Bannister Green as whole”.</p> <p>Effects on local traffic, parking and vehicular access to Whippersnappers is difficult to predict as currently vehicular conflict with Primary School drop off and pick up is a recognised issue.</p>	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is not suitable	This is one of six greenfield sites proposed around Watch House Green. The site is used as a garden. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service. The allocation and inclusion of this site within development limits would result in a larger area of land being included within development

		limits. The site, as a large garden, currently acts as a transition between village and countryside. The current character of west of Braintree Road is of linear development. The development of this site of the scale proposed would introduce development in depth and would have a have a detrimental impact on the character of this edge of village location. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable.
Scoring	Amber. Due to back-land layout and potential negative effects on local parking and vehicular access.	
Conclusions	Unsuitable back-land configuration which is inconsistent with local vernacular linear build form.	


3.10 Land East of Braintree Road (1)

17Fe15 - Land East of Braintree Road (site 1)	
Address	Land East of Braintree Road (site 1) Watch House Green Felsted
Site Area	2.3 ha
Description	Land East of Braintree Road at Watch House Green Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 52-86 Proposed plan is for 5 – 10 market houses and a Residential care home, nursing home (use class C2) comprising 120 beds
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	The site is considered suitable and available and achievable. The deliverable capacity reflects the whole site being development for housing, as opposed to a dementia care unit and housing as originally proposed.
2018 UDC Classification	B
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the	Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a

Felsted Heritage and Character Assessment	significant characteristic of the Parish, although the road frontage is relatively small and the impact would be limited.	
Will the site help or reduce traffic congestion?	No. Development as proposed could generate significant traffic.	
Will the site protect or enhance community facilities?	The NPSG has seen no evidence to support the premise of a local need for a Residential Care Home / Nursing Home (with additional housing). Could represent the loss of suitable future "Rural Exception Site"(RES). This site is outside development limits and could be considered as a future "RES for "protected" affordable housing for the future benefit of local people. No other significant effect on community facilities	
Does the proposal avoid coalescence between settlements?	The site does not build coalescence between settlements	
Does the proposal represent a coherent extension to existing development?	If promoted as a "RES" it could be considered a coherent extension. The adjacent development was a RES and this site could represent a logical extension in future years, following an appropriate housing needs survey.	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	No. The development as proposed would represent 'back-land' development	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	The site does link to the B1417 which has a pavement, is on a bus route and the site is within walking distance of the Primary school. It is not within walking distance of village amenities.	
Does the proposal conserve or enhance village heritage assets?	No significant effect on village heritage assets	
Does the proposal provide an appropriate mix of housing?	No. The proposed Residential Care Home / Nursing Home do not assist with local housing needs as understood by the NPSG.	
Opportunities	Potentially suitable for proposed development although from a local perspective there is no known evidence of a proven need for such a facility or any associated part enabling housing. Site could/should be reserved for use only as a "Rural Exception Site" (RES) following a future, independently conducted "Housing Needs Survey" of Parishioners.	
Constraints	Loss of a future suitable RES for local affordable housing as this site is outside the planning envelope and is adjacent to an existing RES. This site adjoins an existing RES and being outside the development envelope it could be allocated for exception housing in the NP.	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is suitable	This is one of six greenfield sites proposed around Watch House Green. This site is being proposed for a small number of market houses and a residential care home. The site is within walking/cycling distance of the primary school


		and facilities in Felsted are just under 2km away. The site is in walking distance of an hourly bus service. The site would extend development into the countryside but would reflect the recent development to the south, from which access can be taken. The site is considered suitable for development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	The market demand for a care home in this location needs to be demonstrated.
Scoring	Amber – site is outside the settlement and represents back-land development out of keeping in vernacular in this location	
Conclusions	<p>Unsuitable due to loss of future potential rural exception site and no local awareness of a proven need for a residential care home or nursing home.</p> <p>NOTE: Site is now included as an allocated development site for Felsted in Regulation 19 Draft of the UDC emerging Local Plan.</p>	

3.11 Land East of Braintree Road (2)

18Fel15 - Land East of Braintree Road	
Address	Land East of Braintree Road (site 2) Watch House Green Felsted
Site Area	1.4 ha
Description	Land East of Braintree Road Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 38-63 Housing proposed Market Housing 18 - Affordable Housing 12
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	The site is available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	The site does not conflict directly with Felsted Heritage and Character Assessment as it does not have a significant road frontage.

Will the site help or reduce traffic congestion?	No. Development will generate traffic	
Will the site protect or enhance community facilities?	No significant effect on community facilities	
Does the proposal avoid coalescence between settlements?	The site does not build coalescence between settlements	
Does the proposal represent a coherent extension to existing development?	No. But could in the future should SLAA site 17Fel15 be developed. This site could also represent a suitable Rural Exception Site (RES) in the future following a future housing needs survey	
Where linear vernacular prevails, does the proposal avoid 'back-land' development	No. This development would be 'back-land' development in an area where a linear grain predominates.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Currently there is no viable existing access to the site although there could be a link developed to access either the B1417 or the Braintree Road. These both have pavements and the B1417 is a bus route.	
Does the proposal provide an appropriate mix of housing?	Yes. The SHLA submission indicates a mix to include affordable housing.	
Opportunities	Could be suitable for development but requires access.	
Constraints	Requires infrastructure to include construction of new access and may be subject to development of adjacent site (17Fel15).	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is not suitable	This is one of six greenfield sites proposed around Watch House Green. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service. This site is less well related than 17Fel15 to existing pattern of development and is not considered suitable for housing development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable.
Scoring	Amber	
Conclusions	Could be suitable but requires access road or would be dependent on development of adjacent site – 17Fel15	


3.12 Sunnybrook Farm (1)

19Fel15 - Sunnybrook Farm (1)	
Address	Sunnybrook Farm (Scheme 1) Braintree Road Watch House Green Felsted
Site Area	1.3 ha
Description	Greenfield site Sunnybrook Farm Submitted under UDC Call for sites 
Amount of development	No of Houses based on SLAA methodology 35-59 Proposal submitted for Market Housing 18 - Affordable Housing 12
Planning Policy	Felsted is categorised as a "Type A Village" with no specific housing target.
2018 SLAA status	The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a significant characteristic of the Parish. Development of this site would build coalescence between Felsted village and Watch House Green although, as stated in the U.D.C. SLAA status this could be minimised through layout, design and landscaping.
Will the site help or reduce traffic congestion?	SLAA proposal as submitted would not help to reduce traffic. However, the site is adjacent to the Primary school and with significant revisions to the original plan could present an opportunity to mitigate parking at the

	school including a potential “kiss & drop” facility as detailed in alternative SLAA submission - 20Fel15	
Will the site protect or enhance community facilities?	SLAA proposal as submitted would not affect community facilities although the alternative SLAA submission for this site - 20Fel15 could offer an opportunity to enhance community facilities.	
Does the proposal avoid coalescence between settlements?	NO, development of the site builds coalescence between Felsted village and Watch House Green but as stated in the U.D.C. SLAA status this could be minimised through layout, design and landscaping.	
Does the proposal represent a coherent extension to existing development?	Yes. Development could be considered a coherent extension to existing development but the negative effect of coalescence between Felsted village and Watch House Green conflicts with Felsted Heritage and Character Assessment.	
Where linear vernacular prevails, does the proposal avoid ‘back-land’ development	No, the proposal is for ‘back-land’ development where a linear build grain prevails.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. Site is served by a pavement on the north side of the road and is on a bus route. Site is within walking distance of the Primary school but not within walking distance of village amenities.	
Does the proposal conserve or enhance village heritage assets?	No significant effect on village heritage assets	
Does the proposal provide an appropriate mix of housing?	Yes, SLAA proposal submitted does include affordable housing which would meet local housing need	
Opportunities	Suitable for small amount of market housing. However, the preferred alternative scheme for the same site (as detailed in 20Fel15) offers opportunity to enable create/incorporate off road parking/drop off/pick up for Felsted Primary School which is currently a major cause of traffic congestion and is the subject to significant concern to Parishioners of Felsted. Also potential for new site for village shop.	
Constraints	Needs to be carefully designed and landscaped to minimise impact on coalescence with Felsted Village. Back-land development but benefits to community outweigh negative build form.	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is not suitable	This is one of six greenfield sites proposed around Watch House Green. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service. Development of the site could lead to coalescence with Felsted village. The frontage part of the site forms part of a larger site which was dismissed at appeal. The Inspector concluded that the intrusion of built development to this particular location, which is open on both sides of the road, would be

		significantly harmful. Although this site does not extend as far along Braintree Road it is still considered that development would be intrusive close the gap with Felsted village. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable.
Scoring	Amber. - development of the site builds coalescence between Felsted village and Watch House Green but this could be limited through reducing quantity of development and, as stated in the 2015 U.D.C. assessment, this could be minimised through layout, design and landscaping.	
Conclusions	Potentially suitable: Specific layout, design and landscaping require consideration to minimise impact of coalescence with Felsted Village. Road frontage should be kept to a minimum although there is scope for the future location of the village shop which is currently exploring options to relocate away from restrictive village centre location.	

3.13 Sunnybrook Farm (2)

20Fel15 - Sunnybrook Farm (2)	
Address	Sunnybrook Farm (Scheme 2) Braintree Road Watch House Green Felsted
Site Area	1.3 ha Developable Site Area 0.9 ha (Plus 0.4 ha for car park)
Description	Greenfield site at Sunnybrook Farm Submitted under UDC Call for Sites 
Amount of development	No of Houses based on SLAA methodology 24-41 No of market houses proposed - 40-50 (plus space school car park)
Planning Policy	Felsted is categorised as a "Type A Village" with no specific housing target.
2018 SLAA status	The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.
2018 UDC Classification	E
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and adjoining settlements as a significant characteristic of the Parish. Development of this site would build coalescence between Felsted village and Watch House Green although, as stated in the U.D.C. SLAA status this could be minimised through layout, design and landscaping.

Will the site help or reduce traffic congestion?	Yes. There is a significant opportunity to reduce traffic and parking issues at Watch House Green around the Primary School through the creation of new school parking and an effective “kiss & drop” facility	
Will the site protect or enhance community facilities?	The creation of Primary School parking and an effective “kiss & drop” facility would significantly enhance community facilities	
Does the proposal avoid coalescence between settlements?	No. Development of this site would build coalescence between Felsted village and Watch House Green although, as stated in the U.D.C. SLAA status this could be minimised through layout, design and landscaping.	
Does the proposal represent a coherent extension to existing development?	Yes. Development could be considered a coherent extension to existing development but the negative effect of coalescence between Felsted village and Watch House Green conflicts with Felsted Heritage and Character Assessment.	
Where linear vernacular prevails, does the proposal avoid ‘back-land’ development	No, the proposal is for ‘back-land’ development where a linear build grain prevails.	
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. Site is served by a pavement on the north side of the road and is on a bus route. Site is within walking distance of the Primary school but not within walking distance of village amenities.	
Does the proposal conserve or enhance village heritage assets?	No significant effect on village heritage assets	
Does the proposal provide an appropriate mix of housing?	SLAA submission does not specifically define housing mix	
Opportunities	Suitable for reduced amount of development (circa 20 dwellings) and also parking and drop off/pick up space for Felsted Primary School. Also potential for relocation of village shop. Housing type could be such as that identified during Neighbourhood Plan consultations with Parishioners to suit “downsizing” for local residents i.e. Small but high quality homes.	
Constraints	Needs to be carefully designed and landscaped to minimise impact on coalescence with Felsted Village. Back-land development effect can potential be alleviated by creating two access points to give entry and egress thus creating a crescent (similar to Ravens Crescent opposite).	
CONCLUSIONS		
2018 UDC Assessment conclusion	Site is not suitable	This is one of six greenfield sites proposed around Watch House Green. This proposal is for a small number of houses and a car park to serve the school. The site is within walking/cycling distance of the primary school and facilities in Felsted are just less than 2km away. The site is in walking distance of an hourly bus service. Development of the site could lead to coalescence with Felsted village. The frontage part of the site forms part of a larger site which was dismissed at appeal. The Inspector concluded that the intrusion of built

		development to this particular location, which is open on both sides of the road, would be significantly harmful. Although this site does not extend as far along Braintree Road it is still considered that development would be intrusive close the gap with Felsted village. The site is therefore considered unsuitable as development on the site would not contribute to sustainable patterns of development.
	Site is available	The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
	Site is achievable	Development of the site is achievable.
Scoring	Amber	
Conclusions	Subject to development being limited in size to reduce coalescence impact development by limiting numbers to approximately 20, development is considered potentially suitable. Negatives relating to coalescence and conflicts with the Felsted Heritage and Character Assessment could be overcome through careful design, layout and landscaping. The site offers significant potential benefits to the community as this is the only site in the Parish that can provide alleviation of the significant issues around parking and drop off / collection at the Primary School.	

3.14 Edward's House

Non SLAA – Edwards House site	
Address	Edwards House Braintree Road Felsted CM6 3DS
Site Area	0.14 ha (Estimated)
Description	Former FKS Private School (Felsted Kindergarten School) – Closed July 2015
Amount of development	N/A
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	Not available. Non SLAA site
UDC Classification	Not available. Non SLAA site
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Yes. Does not conflict with Felsted Heritage and Character Assessment
Will the site help or reduce traffic congestion?	As a location for a Community Hub incorporating a re-located Village Shop & Post Office development of this site would reduce traffic congestion in the Historic Village Centre
Will the site protect or enhance community facilities?	As a location for a Community Hub incorporating a re-located Village Shop & Post Office development of this site would protect or enhance community facilities
Does the proposal avoid coalescence between settlements?	Re-Development of this site would not build coalescence between settlements
Does the proposal represent a coherent extension to existing development?	NA, the site is previously developed land and not located on the edge of the built up area.
Where linear vernacular prevails, does the proposal avoid ‘back-land’ development	No. Whilst linear development is the prevalent grain in this location, use of the site for a re-located Village Shop & Post Office would not represent ‘back-land’ development
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. The site is served by a pavement on both sides of the road and is on a bus route. Site is within walking distance of the Primary school and within walking distance of village amenities.
Does the proposal conserve or enhance	No effect on village heritage assets

village heritage assets?		
Does the proposal provide an appropriate mix of housing?	Not applicable.	
Opportunities	Site was considered suitable as potential location for Community Hub, in conjunction with adjacent Memorial Hall site.	
Constraints	Considered when initially vacated by FKS and was an unused building. Site was suitable for future alternative community use provided agreement could be reached with the Trustees of the adjacent Memorial Hall building who were reluctant to vacate the existing Memorial Hall building and re-locate elsewhere. Edwards House was subsequently sold for re-development with planning permission granted.	
CONCLUSIONS		
UDC Assessment conclusion	Site is suitable	Not available. Non SLAA site
	Site is available	Not available. Non SLAA site
	Site is achievable	Not available. Non SLAA site
Scoring	Red	
Conclusions	Unavailable as building since sold for re-development with planning approval for 2 replacement dwellings, currently under construction	

3.15 Memorial Hall

Non SLAA – Memorial Hall site	
Address	Felsted Memorial Hall Braintree Road Felsted CM6 3DS
Site Area	0.14 ha (Estimated)
Description	Felsted Memorial Hall. Community building, held in Trust and managed by Trustees and Memorial Hall Committee
Amount of development	N/A
Planning Policy	Felsted is categorised as a “Type A Village” with no specific housing target.
2018 SLAA status	Not available. Non SLAA site
UDC Classification	Not available. Non SLAA site
NP SPECIFIC CRITERIA	
Is the site appropriate having regard to the Felsted Heritage and Character Assessment	Yes. Does not conflict with Felsted Heritage and Character Assessment
Will the site help or reduce traffic congestion?	As a location for a re-located Village Shop & Post Office development of this site would reduce traffic congestion in the Historic Village Centre
Will the site protect or enhance community facilities?	As a location for a re-located Village Shop & Post Office development of this site would protect or enhance community facilities
Does the proposal avoid coalescence between settlements?	Re-Development of this site would not build coalescence between settlements
Does the proposal represent a coherent extension to existing development?	NA, the site is previously developed land and not located on the edge of the built up area.
Where linear vernacular prevails, does the proposal avoid ‘back-land’ development	No. Whilst linear development is the prevalent grain in this location, use of the site for a re-located Village Shop & Post Office would not represent ‘back-land’ development
Does the proposal offer adequate accessibility? I.e. Is site served by pedestrian pavements and/or on a bus route?	Yes. The site is served by a pavement on both sides of the road and is on a bus route. Site is within walking distance of the Primary school and within walking distance of village amenities.
Does the proposal conserve or enhance village heritage assets?	Site is adjacent to Conservation Area. Proposal could potentially impact on heritage assets. This could be overcome through appropriate design and layout.
Does the proposal provide an appropriate mix of housing?	Not applicable.
Opportunities	Site considered suitable as potential location for Community Hub, in conjunction with adjacent Edwards House site. Site could still be suitable as a future site for alternative community use (including a possible site for a re-located Village Shop & Post Office) provided agreement could be reached with the Trustees of the adjacent Memorial Hall building who were

	reluctant to vacate the existing Memorial Hall building and re-locate elsewhere. NOTE: Edwards House was subsequently sold for re-development.	
Constraints	Currently in use as community building and unsuitable for future alternative uses unless agreement reached with the Memorial Hall Trustees and Memorial Hall Committee to vacate the existing building and re-locate elsewhere	
CONCLUSIONS		
UDC Assessment conclusion	Site is suitable	Not available. Non SLAA site
	Site is available	Not available. Non SLAA site
	Site is achievable	Not available. Non SLAA site
Scoring	Red	
Conclusions	Currently unavailable, unachievable although potentially suitable. Memorial Hall Trustees and Memorial Hall Committee are disinclined to vacate site. Although they have agreed to consider re-location to the rear of the existing site this does not allow sufficient space for construction of community hub or re-located Village Shop & Post Office and necessary associated car parking.	

4. Site Assessment Summary

The sites assessed by the SG are as follows:

Site Reference	Scoring	Conclusion
01Fel15 Bury Farm	Amber (Not green due to coalescence and increased build form within aesthetically important approach to Felsted Village). Conflicts with Heritage and Character Assessment which identifies green spaces between the Greens and settlements as a significant characteristic of Felsted Parish.	<i>Amber - Potentially Suitable</i> Subject to development being limited in size (as submitted as a SLAA site) to reduce coalescence impact by restricting build area to no further west than the existing development on the opposite side of Station Road and subject to sensitive and appropriate layout and boundary treatment, this site is considered to be potentially suitable. Development presents opportunity for an important community benefit with the delivery of a doctor's surgery.
04Fel15 - Land north west of Bannister Green	Amber. Not green due to negative impact on coalescence and conflict with Heritage and Character Assessment.	<i>Amber – suitability unlikely</i> Could be suitable for smaller development of linear build along Braintree Road frontage but loss of open vista when travelling south east to north west would compound the effect of coalescence between the hamlets. No positive community benefit opportunities.
05Fel15 - Land south of Watch House Green	Amber. Not Green due to negative “urbanising” impact on the aesthetic rural and open approach to the settlement of Watch House Green when traveling north east from Felsted Village.	<i>Amber – suitability unlikely</i> Site would represent back-land development encroaching into the open countryside in a hamlet which is predominantly linear build grain. Could be suitable for development but would require improved access road. Site could be a suitable potential “Rural Exception Site” for future affordable housing following an independently conducted “housing needs survey”. No positive community benefit.
06Fel15 - Chaffix Farm Braintree Road	Amber. Not green due to negative impact on coalescence and conflict with Heritage and Character Assessment	<i>Amber – Potentially suitable</i> The site is available and development is achievable. A smaller scale of development which does not extend as far east so as not to close the gap with Watch House Green may be more suitable. No positive community benefit.

12Fel15 - Gransmore Meadow	Since SHLAA submission site has received approval for 9 dwellings, following a planning appeal	SLAA assessment superseded as Site has received approval for 9 dwellings
13Fel15 - Land to the south of B1417	Red due to extent of constraints and limited opportunities. Site previously refused by UDC and also dismissed on appeal and following a Judicial Review.	<i>Red – not suitable</i> Site previously refused by UDC, dismissed on appeal and also refused following Judicial Review due to negative impact on adjoining conservation area and incompatible layout of scheme (back-land) compared to vernacular linear build of surrounding development.
14Fel15 - Land to the east of Chelmsford Road	Amber. Due to coalescence, incompatible (non-linear) build form and conflict with Heritage and Character Assessment	<i>Amber – suitability unlikely</i> Considered unsuitable due to introduction of incompatible and excessive build form in an aesthetically important green open space. Would build coalescence particularly in view of subsequent approval on Appeal of 12Fel15 - Gransmore Meadow which is directly opposite this site as this would close the open space between Felsted Village and the Burial Ground / Bakers Lane entirely
15Fel15 - Land off Causeway End Road	Amber. Inconsistent back-land development in an area that has an entirely linear vernacular. Does not contribute to a sustainable pattern of development.	<i>Amber – suitability unlikely</i> Unsuitable increased build form of back-land layout in an area of linear build vernacular. No positive community benefit.
16Fel15 – Maranello / Felmore Farm	Amber. Due to back-land layout and potential negative effects on local parking and vehicular access.	<i>Amber – suitability unlikely</i> UDC consider this site would significantly and demonstrably cause harm to the countryside beyond development limits for Watch House Green in which the site is situated contrary to Policy S7 whereby the development would fail to protect or enhance. To this end, the development proposal would represent back-land development inconsistent with local vernacular linear build form with no frontage access with access from an existing gated single-track private access lane.
17Fel15 - Land East of Braintree Road (1)	Amber	<i>Amber – suitability unlikely</i> Unsuitable due to loss of future potential rural exception site and no local awareness of a proven need for a residential care home or nursing home. This site is allocated by UDC in the emerging Local Plan (which

		does not include the care home / nursing home), although UDC do acknowledge that this allocation “is not a strategic policy”. The NP does not support this site as it does not consider it contributes sufficient community benefit
18Fel15 - Land East of Braintree Road (2)	Amber	<i>Amber – Achievability unlikely</i> Could be suitable but requires access road or would be dependent on development of adjacent site – 17Fel15. Viability could be doubtful without access road being created by 17Fel15.
19Fel15 - Sunnybrook Farm (1)	Amber	<i>Amber – Potentially suitable</i> Specific layout, design and landscaping require consideration to minimise impact of coalescence with Felsted Village. Road frontage should be kept to a minimum although there is scope for the future location of the village shop which is currently exploring options to relocate away from restrictive village centre location.
20Fel15 - Sunnybrook Farm (2)	Amber	<i>Amber – Potentially suitable</i> There are negatives relating to coalescence and conflicts with the Felsted Heritage and Character Assessment but these could be overcome through careful design, layout and landscaping. The site offers significant potential benefits to the community as this is the only site in the Parish that can provide alleviation of the significant issues around parking and drop off / collection at the Primary School UDC have agreed (March 2019) that the provision of land for car parking, drop off and recreational facilities for the primary school as part of the allocation of land at Sunnybrook Farm for housing has the potential to significantly outweigh the loss of open countryside between Watch House Green and Felsted village.
Non SLAA – Edwards House site	Red	<i>Red - unavailable</i> Unavailable as building now sold for re-development and planning approval has been given for 2 replacement dwellings.
Non SLAA – Memorial Hall site	Red	<i>Red – unavailable</i> Currently unavailable as Memorial Hall Trustees and Memorial Hall

		<p>Committee are disinclined to vacate site. Although they considered re-location to the rear of the existing site this does not allow sufficient space for construction of community hub or re-located Village Shop & Post Office and necessary associated car parking.</p>
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5. Recommendations

Felsted Neighbourhood Plan Steering Group has assessed 15 potential sites as part of the site assessment process in order to determine which sites could be proposed for new development through the neighbourhood plan process.

Each of the 15 sites have been given one of the following categorisations:

Site categorisation	Explanation
Amber - Site is potentially suitable	Constraints existing regarding suitability but there is potential to address these through appropriate design, layout and/or limiting scale of development.
Amber – Suitability unlikely	Constraints exist but no or few opportunities have been identified that could adequately address these
Amber – Achievability unlikely	Infrastructure required to deliver the sites e.g. road access considered too great for site achievability
Red – Not Suitable	Constraints are too significant and no opportunities found to mitigate these
Red – Not available	Site not available

As all the sites put forward lie outside existing settlement boundaries all of the sites have the potential to impact adversely on the character and setting of the parish either via introducing back-land development in areas where the predominant form is linear or through increasing coalescence between the settlements. None of the sites can therefore be identified as green (constraint free) sites. However, four sites were identified as *Amber – site is potentially suitable* which had the potential to deliver community benefits which were consistent with the aspirations of the community and could contribute to the future sustainability of the Parish

It is recommended that the four sites identified as *Amber – site is potentially suitable* are further considered by the NP group.

APPENDIX 1: FELSTED SITES

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
01Fel15 Land west of Bury Farm	<i>Potentially suitable</i> The site is available and development is achievable. The suitability of the site will depend on the extent of the development and developing only the southern part of 01Fel15 the site may be the most suitable. This is reflected in the deliverable capacity.	Classification B The site is available and development is achievable. The suitability of the site will depend on the extent of the development and developing only the southern part of the site may be the most suitable. The deliverable capacity has been amended to reflect this	<i>Amber - Potentially Suitable</i> Subject to development being limited in size (as submitted as a SLAA site) to reduce coalescence impact by restricting build area to no further west than the existing development on the opposite side of Station Road and subject to sensitive and appropriate layout and boundary treatment, this site is considered to be potentially suitable. Development presents opportunity for an important community benefit with the delivery of a doctor's surgery.
02Fel15 Highlands, Bartholomew Green	<i>Not suitable</i> The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	Classification E The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	Not assessed as 2015 UDC assessment ruled site out as unsuitable.
03Fel15 Dunmow Road	<i>Put forward for employment</i>		Not assessed as employment site.
04Fel15 Land north of Bannister Green	<i>Suitable</i> The site is suitable and available and development is achievable.	Classification E The site is suitable, available and achievable for small scale development.	<i>Amber – Suitability unlikely</i> Could be suitable for smaller development of linear build along Braintree Road frontage <i>but loss of open vista when travelling south east to north west would compound</i>

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
			<i>the effect of coalescence between the hamlets.</i>
05Fel15 Land south of Watch House Green	? (<i>Undefined due to access constraints</i>) The site is suitable and available and development is achievable subject to a satisfactory means of access.	Classification E The site is available. The site's achievability is subject to the provision of a satisfactory means of access. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	<i>Amber – Suitability unlikely</i> <i>Site would represent back-land development encroaching into the open countryside in a hamlet which is predominantly linear built grain.</i> Could be suitable for development but would require improved access road. Site could be a suitable potential “Rural Exception Site” for future affordable housing following an independently conducted “housing needs survey”
06Fel15 Chaffix Farm	<i>Potentially suitable</i> The site is available and development is achievable. A smaller scale of development which does not extend as far east so as not to close the gap with Watch House Green may be suitable. This is reflected in the deliverable capacity.	Classification E The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development	<i>Amber – Potentially Suitable</i> The site is available and development is achievable. A smaller scale of development which does not extend as far east so as not to close the gap with Watch House Green may be suitable.
07Fel15 Weavers Farm	<i>Not suitable</i> The site is available and development is achievable subject to the impact of development on the listed building. Development of the site on its own is considered unsuitable because it would not	Classification E The site is available and development is achievable subject to the impact of development on the listed building. Development of the site is considered unsuitable	Not assessed as 2015 UDC assessment ruled site out as unsuitable.

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
	contribute towards a sustainable pattern of development. The suitability of the site would need to be reconsidered if the adjoining site to the south was considered deliverable.	because it would not contribute towards a sustainable pattern of development.	
08Fel15 Kinvara Business Park	<i>Not suitable</i> The site is available. The achievability of developing the site will depend on contamination and site preparation costs. The site is not considered suitable because it would not contribute to a sustainable pattern of development.	Classification E The site is available. The achievability of developing the site will depend on contamination and site preparation costs. The site is not considered suitable because it would not contribute to a sustainable pattern of development	Not assessed as 2015 UDC assessment ruled site out as unsuitable.
09Fel15 Land to south of Aylands	<i>Not suitable</i> The site is available and development is achievable subject to any highway improvements and impact on the listed building. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development. The suitability of the site may need to be reconsidered if site 04Fel15 is allocated for development making a logical extension of the development limits to incorporate both sites.	Classification E The site is available and development is achievable subject to any highway improvements and impact on listed building. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.	Not assessed as 2015 UDC assessment ruled site out as unsuitable.

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
10Fel15 Infill land between the existing residential properties of Howlands and Jollyboys	<i>Not suitable</i> The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	Classification E The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development	Not assessed as 2015 UDC assessment ruled site out as unsuitable.
11Fel15 Land south west of Great Notley / Slamseys	<i>Not suitable</i> The site is available but development is not considered suitable or achievable as it is not compatible with the masterplan for Land West of the A131, Great Notley adopted by Braintree District Council.	Put forward for employment (still unsuitable)	Not assessed
12Fel15 Gransmore Meadow	<i>Suitable</i> The site is considered suitable, available and development is considered achievable.	Classification A (has planning permission) The site is deliverable and has planning permission for 9 dwellings. The capacity has been amended accordingly.	Amber: Coalescence issue between Felsted village and Causeway End. (Note: since SLAA submission site has received approval for 9 dwellings, following a planning appeal)
13Fel15 Land to the south of B1417	<i>Suitable</i> The site is considered suitable and available and development is considered achievable.	Classification E The site is considered available and development is achievable. In the light of the appeal decision the site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	<i>Red: Not suitable</i> Site previously refused by UDC, dismissed on appeal, also refused following Judicial Review due to negative impact on adjoining conservation area and incompatible layout of scheme (back-land) compared to vernacular linear build of surrounding development.
14Fel15	<i>Suitable</i>	Classification E	<i>Amber: Suitability unlikely</i>

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
Land to the east of Chelmsford Road Felsted	The site is considered suitable, available and development is considered achievable.	The site is considered available and development is considered achievable. The site is however considered unsuitable as it would lead to a coalescence of Felsted and Causeway End and would not contribute to a sustainable pattern of development.	Could be suitable for development but, at this scale, considered unsuitable due to introduction of incompatible and excessive build form in an aesthetically important green open space. Approval on Appeal of 12Fel15 - Gransmore Meadow which is directly opposite this site further reduces suitability of this site as this would close the open space between Felsted Village and the Burial Ground / Bakers Lane entirely
15Fel15 Land off Causeway End Road	<i>Suitable</i> The site is considered suitable, available and development is considered achievable.	Classification E The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development	<i>Amber: Suitability unlikely</i> Increased build form of back-land layout in an area of linear build vernacular.
16Fel15 Maranello/Felmore Farm	<i>Suitable</i> The site is considered suitable and available and development is considered achievable.	Classification E The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	<i>Amber: Suitability unlikely</i> Back-land configuration which is inconsistent with local vernacular linear build form.
17Fel15 Land East of Braintree Road (site 1)	<i>Suitable</i> The site is considered suitable and available and achievability for the development of the site as a residential care home.	Classification B The site is considered suitable and available and achievable. The deliverable capacity reflects the whole site being	<i>Amber:- suitability unlikely</i> Site is outside the settlement and represents back-land development out of keeping in vernacular in this location Unsuitable due to loss of

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
		development for housing, as opposed to a dementia care unit and housing as originally proposed.	future potential rural exception site and no local awareness of a proven need for a residential care home or nursing home. NOTE: Site is now included as an allocated development site for Felsted in Regulation 19 Draft of the UDC emerging Local Plan.
18Fel15 Land East of Braintree Road (site 2)	<i>Suitable</i> The site is considered suitable and available and development is considered achievable.	Classification E The site is available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	<i>Amber – Achievability unlikely</i> Could be suitable but requires access road or would be dependent on development of adjacent site – 17Fel15
19Fel15 Sunnybrook Farm (Scheme 1)	<i>Suitable</i> The site is considered suitable and available and development is considered achievable.	Classification E The site is considered available and development is considered achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	<i>Amber - Potentially suitable:</i> Specific layout, design and landscaping require consideration to minimise impact of coalescence with Felsted Village. Road frontage should be kept to a minimum although there is scope for the future location of the village shop which is currently exploring options to relocate away from restrictive village centre location.
20Fel15 Sunnybrook Farm (Scheme 2)	<i>Suitable</i> The site is considered suitable and available and development is considered achievable.	Classification E The site is considered available and development is considered achievable. The site is	<i>Amber – Potentially Suitable</i> Subject to development being limited in size to reduce coalescence impact development

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
		considered unsuitable as development on the site would not contribute to sustainable patterns of development.	by limiting numbers to approximately 20, development is considered potentially suitable. Negatives relating to coalescence and conflicts with the Felsted Heritage and Character Assessment could be overcome through careful design, layout and landscaping. The site offers significant potential benefits to the community as this is the only site in the Parish that can provide alleviation of the significant issues around parking and drop off / collection at the Primary School.
21Fel15	Proposed for employment	Proposed for employment	Not assessed
22Fel15	Proposed for employment	Proposed for employment	Not assessed
23Fel15 Sparlings Farm (Site 3)	<i>Not suitable</i> The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the	Classification E The site is available. The development is achievable subject to consideration of the impact on and of the permitted solar farm. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development	Not assessed

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
	Council's approach to strategic sites		
24Fe15 Sparlings Farm (Site 4)	<i>Not suitable</i> The site is available and development is achievable. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.	Classification E The site is available. The development is achievable subject to consideration of the impact on and of the permitted solar farm. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	Not assessed
25Fe15 Sparlings Farm	<i>Not suitable</i> The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.	Classification E The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	Not assessed
26Fe15 Sparlings Farm (Site 6)	<i>Not suitable</i> The site is available. The development is achievable subject to it still being viable after the	Classification E The site is available. The development is achievable subject to it still being viable	Not assessed

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
	<p>provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.</p>	<p>after the provision of the necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.</p>	
<p>27Fel15 Sparlings Farm (Site 7)</p>	<p><i>Not suitable</i> The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. On its own the site is not considered suitable as it does not contribute to a sustainable pattern of development. Considered as part of a larger development incorporating other sites being promoted, the suitability of the site will depend on the Council's approach to strategic sites.</p>	<p>Classification E The site is available. The development is achievable subject to it still being viable after the provision of the necessary infrastructure. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.</p>	<p>Not assessed</p>
<p>28Fel15 Land west of Chelmsford Road</p>	<p><i>Not suitable</i> The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.</p>	<p>Classification E The site is available. The development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development</p>	<p>Not assessed</p>

Site number and name	UDC 2015 Site Assessment conclusions	UDC 2018 Site Assessment conclusions	Felsted NP 2018 Site assessment conclusions
29Fe15 Land at Newhouse Farm, Causeway End Road, Felsted, CM6 3LU		Classification E The site is available. Development is achievable subject to an acceptable access. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	Not assessed
30Fe15 Pyes Farm, Mole Hill Green, Felsted, Dunmow, CM6 3JR		Classification E The site is available and development is achievable. The site is considered unsuitable as development on the site would not contribute to sustainable patterns of development.	Not assessed
Edwards House site	Not applicable	Not applicable	<i>Red – site now unavailable as sold to be delivered to 2 dwellings.</i>
Memorial Hall Site			<i>Red: Currently unavailable, unachievable although potentially suitable Memorial Hall Trustees and Memorial Hall Committee are disinclined to vacate site. Although they have agreed to consider re-location to the rear of the existing site this does not allow sufficient space for construction of community hub or re-located Village Shop & Post Office and necessary associated car parking.</i>