

## Site Assessment process and evidence

### Source of sites for consideration

All known potentially available sites were considered. This includes the sites put forward in Uttlesford District Council's 2015 and 2017 Calls for Sites, a site put forward arising from the Nhp regulation 14 consultation, and a potential site identified by the Steering Group.

The 2015 maps are below. For 2017 Newport was unchanged. Quendon had two further sites but UDC only published an interactive map: <https://www.uttlesford.gov.uk/article/4979/Interactive-map-of-sites-submitted>

The additional sites are

07Que17 Land to the south-west of Brick Kiln Lane Coney Acre

08Que17 Land north east of Belchamp's Lane, Quendon

### Assessment process

For the most part the site assessments undertaken by UDC have been relied upon, and therefore no further work has been done. Where there was any doubt, such as factual errors in UDC's assessments, sites not included in the Local Plan but still given some credence by UDC, or further approaches from landowners, then these were put through a second NQR Plan assessment. The UDC references for the sites have been retained, to avoid any confusion, and NQR references only given where needed. Only where the UDC assessments have been updated are they published here.

### NQR Plan conclusions

The conclusions for all sites are shown on the document 'Site assessments table' which is published on <https://nqrplan.org/evidence-documents>

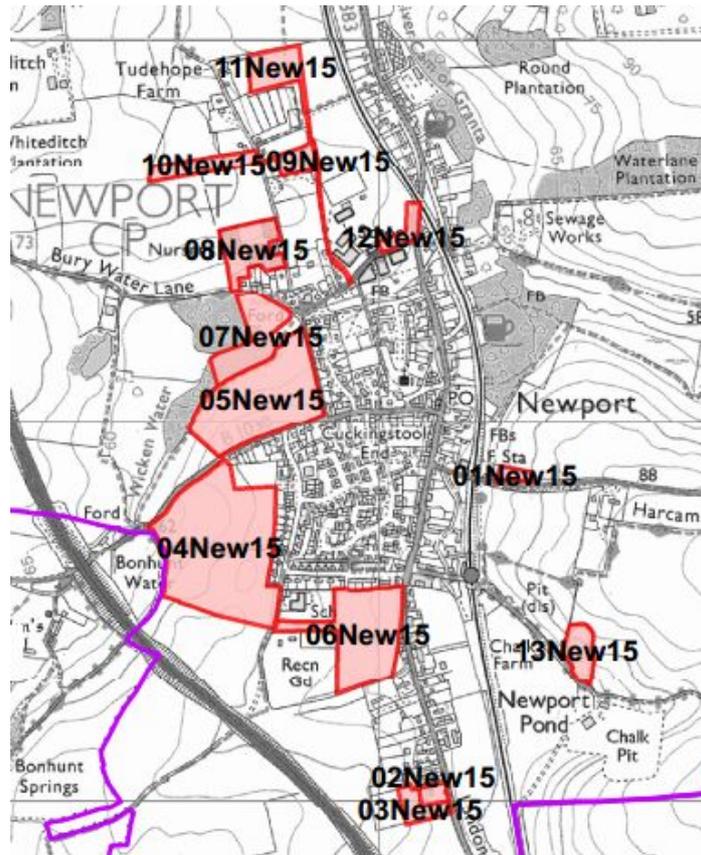
### UDC assessments

These are published on <https://nqrplan.org/evidence-documents> (and the UDC website)

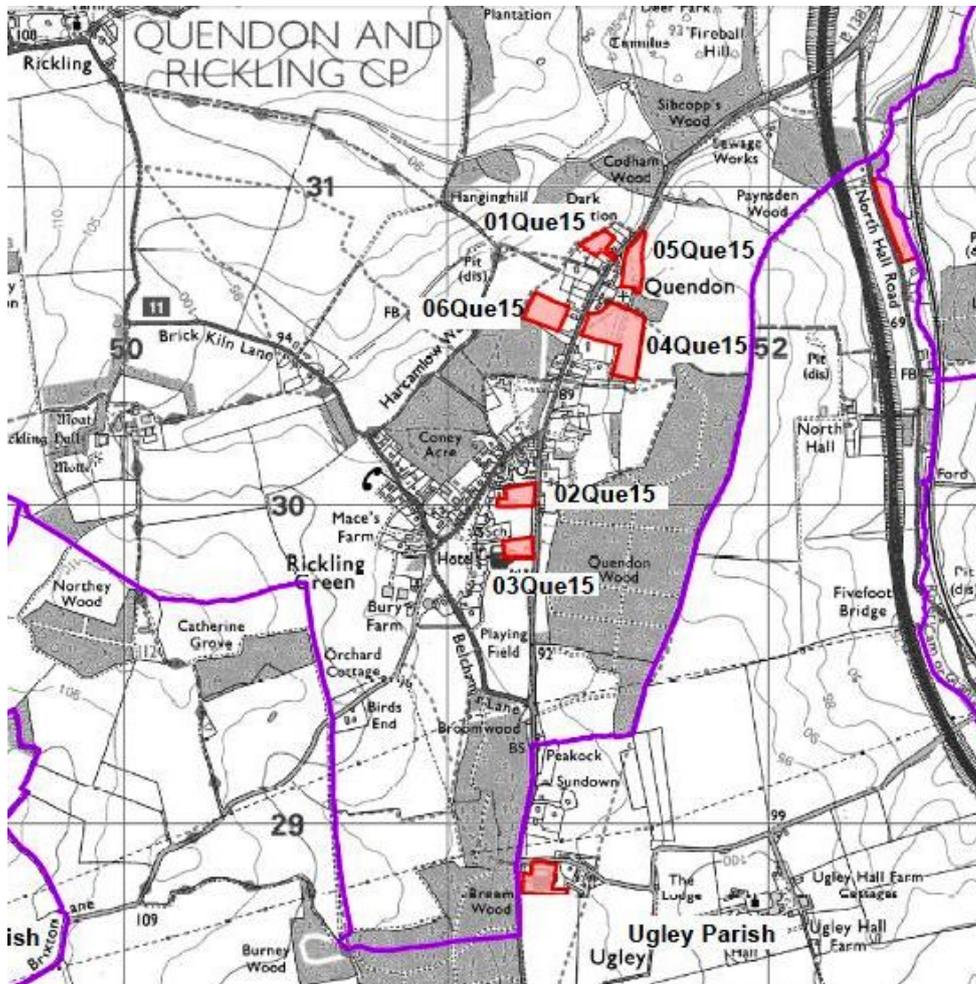
### Assessments in this document

1. 03New15 Bricketts South
2. 05New15 Land west of School Lane
3. NQR2 land south of Debden Rd
4. NQR3 Carros Nursery Cambridge Rd
5. NQR6 Land north east of Belchamps Lane
6. 13New 15 Chalk Farm Lane, Newport - corrections to UDC assessment
7. 2 Que 15 Foxley House, Quendon – additional comments to UDC assessment

Newport 2015 and 2017 Call for Sites



Quendon & Rickling 2015 Call for Sites



NQR

Plan Site



## Site assessment

### General Information

<b>Site reference</b>	03New15
<b>Location</b>	Bricketts - south, London Road, Newport
<b>Current use</b>	Paddock
<b>Proposed use</b>	Residential
<b>Total area / developable area (Ha)</b>	0.82
<b>Potential housing development capacity</b>	22-37
<b>SHLAA site reference (if different)</b>	
<b>Method of site identification (e.g. proposed by landowner etc.)</b>	Proposed by landowner through SHLAA process

### Context

<b>Is the site:</b>	
<b>Greenfield:</b> land (farmland, or open space, that has not previously been developed)	Greenfield
<b>Brownfield:</b> Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
<b>Previously used:</b> Previously used for a non agricultural purpose such as quarrying	

### Site planning history

Have there been any previous applications for development on this land? What was the outcome?	None
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### Suitability

<b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b>	Access to be provided onto the B1383
<b>Is the site accessible to facilities?</b>	Good access by car. Non-vehicle access to village poor. The road carries 90,000 vehicles a week, there is no cycle way; the footway is close to traffic
Provide details of site's connectivity by vehicle, foot, cycle, mobility scooter	

### Environmental Considerations

Questions	Assessment information	Comments and conclusions
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> <li>• Local Wildlife Site</li> <li>• Protected Roadside Verge</li> </ul>	<p>The site is c 500m north of Kiora Pastures,</p>	<p>This is considered a minor constraint</p>
<p><b>Ecological value?</b>            Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p><b>Landscape and Visual Impact</b></p>		
<p><b>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</b></p> <p><b>Low sensitivity:</b> site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p><b>Medium sensitivity:</b> development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p><b>High sensitivity:</b> Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.</p>	<p>Medium sensitivity to development            Medium visual impact</p>
<p><b>Agricultural Land</b>            Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site is grade 2 agricultural land.</p>	<p>Loss of good agricultural land</p>
<p><b>Is the site within an AQMA or area otherwise identified as of poor air quality?</b></p>	<p>The centre of Newport is identified as an area of concern for high concentration of NO<sub>2</sub></p>	<p>The air quality assessment for the Stansted Airport expansion</p>

	UDC Policy ENV13 – 'Development that would involve users being exposed on an extended long-term basis to poor air quality outdoors near ground level will not be permitted. A zone 100 metres on either side of the central reservation of the M11...have been identified on the proposals map as particular areas to which this policy applies.'	UTT/18/0460/FUL showed the M11 corridor, including Newport, to have an illegal level of pollution prior to the airport expansion, which was permitted  Residents of the site would be subject to high levels of air pollution.
<b>Is the site within in an area susceptible to noise pollution?</b>	The centre point of the site is c120m from the centre line of the M11	The site would be subject to considerable noise from the M11

#### Heritage considerations

Question	Assessment information	Comments and conclusions
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> </ul>	<p>There are numerous Listed Buildings located within 1km of the site. The nearest is the Grade II Listed Granta, 700m north of the site.</p> <p>The Conservation Area is 600m to the north of the site</p>	The location contained a brickworks, see Newport News Winter 2018.

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment information	Comments and conclusions
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul>	<p>Centre of site 1-1.2km from 'centre of gravity' of services and facilities in Newport (shop, pharmacy, post office). Primary school 1km Station 800m</p>	<b>Poorly located</b>

Where a site is **poorly located** if > 800m, **moderately located** if 400m to 800m, and **favourably located** if <400m from services.

Village shop 1.1km  
 Doctors surgery 1.2km  
 Secondary school 1.5km  
 Bus stops 300m  
 Public house 1.3km

### NQR Plan policies

Policy	Assessment information	Compliance conclusions
EN2 Air quality impact of development proposals	Would add to congestion in village centre	No
EN3 Building affecting floodplains	With drainage conditions	Yes
EN6 Footpaths and access to the countryside		Not applicable
HA1 Coherence of the villages	Development in countryside south of village outside of development limits	No
HA2 Balancing development	Policy supports brownfield use on the east of village	No
HA3 Connection with the countryside		Not applicable
HA6 Building in the countryside	Does not impact cross valley views, field patterns or historic settlement pattern	Yes
TR1 Extension of speed limits and footways	With Highways conditions	Yes
TR3 Mitigation of traffic impacts	Not clear how impact of traffic could be mitigated	No
TR4 Safe access to schools and village facilities	Walking Yes, Cycling No	Part

### Other considerations

Are there any Tree Preservation Orders on the site?	None	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Trees and hedgerow on the site	Ecological assessment would need to be carried out
Public Right of Way	None	
Existing social or community value (provide details)	None	
Ground Contamination	Brickworks on part of site	Assessment would need to be carried out and remedial works as necessary
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations	None	
Is site allocated in UDC Emerging Plan?	No	

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**Characteristics which may affect development on the site:**

<b>Topography:</b> Flat/ gentle slope/ steep gradient	Gentle slope
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	No
<b>Any other comments?</b>	2km distant from the northern limit of the built village, would create a lack of cohesion

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**Availability**

<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	Yes, put forward by owner in SHMAA
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	No
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	Site is available immediately

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**Summary**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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**The site is appropriate for allocation**

**This site has minor constraints**

**The site has significant constraints**

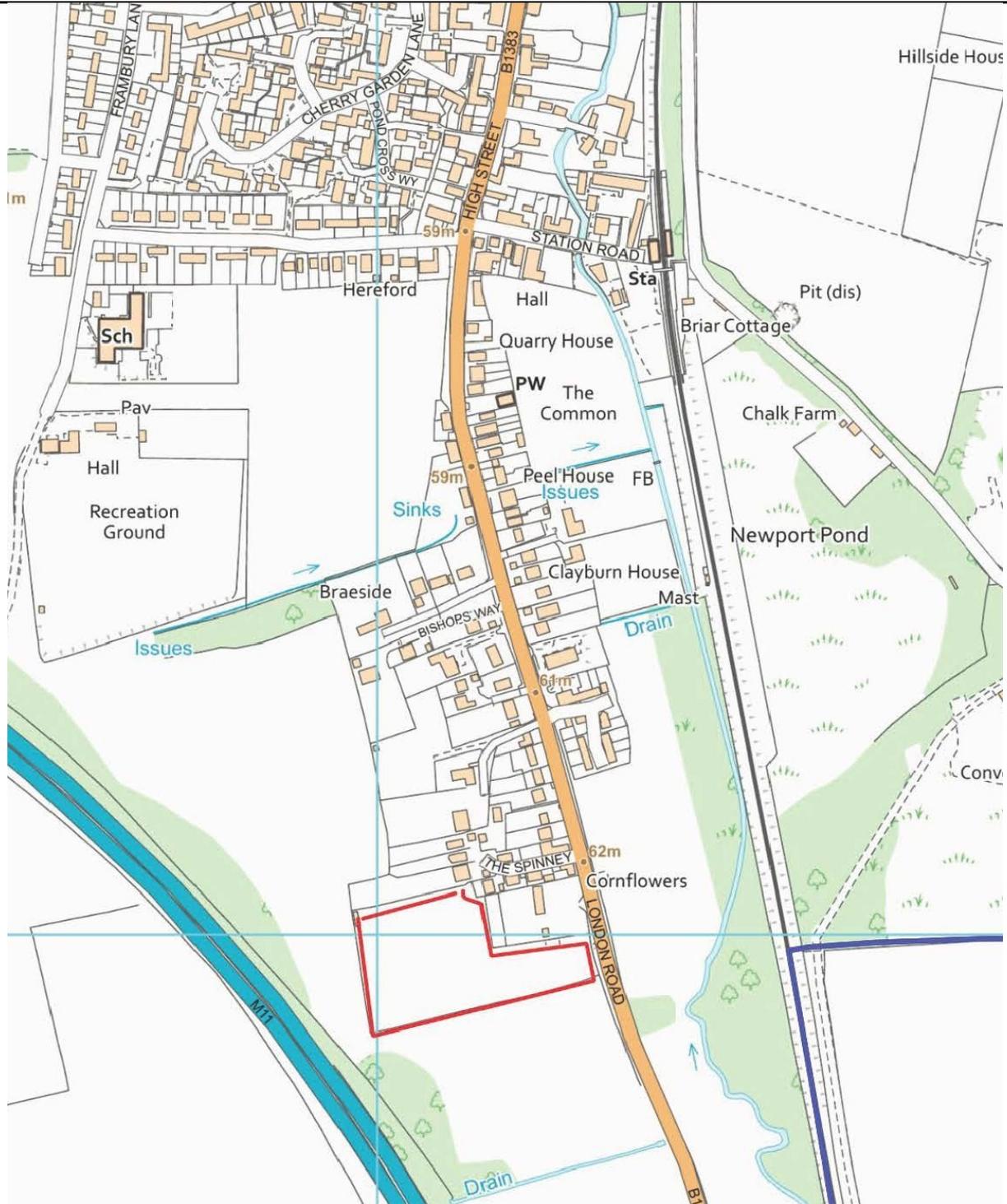
**The site is not appropriate for allocation**

**Not appropriate**

**Key evidence (3-4 bullet points) for decision to accept or discount site.**

- Poorly located
  - Would add to ribbon development along B1383, currently or recently happened at 5 locations from Newport to Stansted Mountfitchet
  - Air pollution from M11
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• Noise pollution from M11





## Site Assessment

General Information	
Site reference	05New15
Location	Land west of School Lane, Newport
Current use	Agricultural
Proposed use	Residential
Total area / developable area (Ha)	5.8
Potential housing development capacity	52-140
SHLAA site reference (if different)	
Method of site identification (e.g. proposed by landowner etc.)	Proposed by landowner through call for sites

Context	
<b>Is the site:</b>	
<b>Greenfield:</b> land (farmland, or open space, that has not previously been developed)	Greenfield
<b>Brownfield:</b> Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
<b>Previously used:</b> Previously used for a non agricultural purpose such as quarrying	
<b>Site planning history</b>	
Have there been any previous applications for development on this land? What was the outcome?	Application UTT/18/1026/OP for 74 houses was refused in 2018 on grounds including damage to landscape and Conservation area views

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access would need to be provided onto Wicken Rd.
<b>Is the site accessible?</b>	
Provide details of site's connectivity by vehicle, foot, cycle, mobility scooter	Foot access adequate. No cycleways or provision for mobility scooters. Vehicle access to main road network B1383 via lanes not of modern highway standard

## Environmental Considerations

Questions	Assessment information	Comments and conclusions
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**Is the site within or adjacent to the following policy or environmental designations:**

<ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p>No</p> <p>Debden Water SSSI 600m to the east</p> <p>No</p> <p>No</p>	<p>Bury Water Lane / School Lane junction at north east corner flooded April 2012, December 2012, December 2013, February 2014, August 2015, and January 2016. Prior to 2012 it flooded regularly. February 2014 was a “1 in a 1000 year event” at over 1 metre at road surface.</p> <p>Adjoins site to north</p>
<ul style="list-style-type: none"> <li>• Local Wildlife Site</li> <li>• Protected Roadside Verge</li> </ul>	<p>Wicken Water Marsh</p> <p>Newport - Debden Road</p> <p>PRV 600m to east</p>	

**Ecological value?**

<p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Yes. There is evidence of a protected species within 500m of the site. Owls and bats are present in adjacent riparian woodland</p>	<p>Ecological survey would be required ahead of any planning application.</p>
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**Landscape and Visual Impact**

**Is the site low, medium or high sensitivity in terms of landscape and visual impact?**

**Low sensitivity:** site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained

**Medium sensitivity:** development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);

In the Historic Settlement Character Assessment the site lies within Sector 4 - Wedge of land to the North of Wicken Road

The Assessment says: Development in this sector would significantly affect the impact of the views to the landmark tower of St Mary’s church from the western approach. Furthermore development would have a detrimental impact on the adjacent conservation area and its close relationship with the farmland, affecting important views out, and the setting of some important buildings. It is considered that development in this sector would seriously diminish the sense of place and local distinctiveness of the settlement.

**High sensitivity:** Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.

It has a high sensitivity to change.

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Grade unknown, assumed 2 or 3	Loss of good agricultural land
<b>Is the site within an AQMA or area otherwise identified as of poor air quality?</b>	The centre of Newport is identified as an area of concern for high concentration of NO <sub>2</sub>	Traffic from this site would directly add to pollution in Newport.
<b>Is the site within in an area susceptible to noise pollution?</b>	Some M11 noise	Not significant

#### Heritage considerations

Question	Assessment information	Comments and conclusions
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>		
<ul style="list-style-type: none"> <li>Conservation area</li> <li>Scheduled monument</li> <li>Registered Park and Garden</li> <li>Listed building</li> <li>Known archaeology</li> </ul>	<ul style="list-style-type: none"> <li>Abuts Conservation Area to north and to south east, and 300m to east</li> <li>No</li> <li>Shortgrove 1.2km north east</li> <li>Many listed buildings throughout Newport</li> <li>Unknown , but all the district has rich archaeology</li> </ul>	<ul style="list-style-type: none"> <li>Impact on views of St Mary's Church tower. Grade 1 listed including for its topography</li> </ul>

#### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment information	Comments and conclusions
<ul style="list-style-type: none"> <li>Town centre/local centre/shop</li> <li>Employment location</li> <li>Public transport</li> <li>School(s)</li> </ul>	<ul style="list-style-type: none"> <li>Approx 0.5km walk from site centre to village shop.</li> <li>Little local employment Station 1km walk.</li> <li>301 bus hourly excluding Sundays and evenings, 500m to bus stop</li> <li>Primary school 600m</li> </ul>	<ul style="list-style-type: none"> <li><b>Moderately located</b></li> <li><b>Poorly located</b></li> <li><b>Poorly located</b></li> <li><b>Bus moderately located</b></li> <li><b>Moderately located</b></li> </ul>

	Secondary 300m	<b>Favourably located</b>
<ul style="list-style-type: none"> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul>	Recreation ground 700m Destination Pub 1.2km Doctors surgery 250m No cycle routes	<b>Moderately located</b> <b>Poorly located</b> <b>Favourably located</b> <b>Poorly located</b>

Where a site is **poorly located** if > 800m, **moderately located** if 400m to 800m, and **favourably located** if <400m from services.

<b>NQR Plan policies</b>		
<b>Policy</b>	<b>Assessment information</b>	<b>Compliance conclusions</b>
GSE2 Air quality impact of development proposals	Would add to congestion in Newport village centre	No
GSE1 Discharges into watercourses	Immediately above Wicken Water flood plain	Unknown
GSE6 Footpaths and access to the countryside	Degradation of rural views and views towards the villages	No
HA1 Coherence of the villages	Development outside of Cam valley	No
HA2 Brownfield	Development of previously used sites	No
HA3 Connection with the countryside	Degrade view identified as sensitive to change	No
HA6 Building in the countryside	Harm to historic settlement pattern including scale	No
TR1 Extension of speed limits and footways		Not applicable
TR2 Mitigation of traffic impacts		Unknown
TR3 Safe access to schools and village facilities	Within site paths and cycleways	Achievable

<b>Other considerations</b>		
Are there any Tree Preservation Orders on the site?	None	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No TPO's	Ecological assessment would need to be carried out
Public Right of Way	Footpath	Along northern border
Existing social or community value (provide details)	No	
Ground Contamination	Unknown	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations	Nothing visible	
Is site allocated in UDC Emerging Plan?	No	

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**Characteristics which may affect development on the site:****Topography:**

Flat/ gentle slope/ steep gradient

Gentle slope to north west

**Coalescence**

No

Development would result in neighbouring settlements merging into one another.

**Scale and nature of development would be large enough to significantly change size and character of settlement**

Yes, very significant

**Any other comments?**

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**Availability****Is the site available for sale or development (if known)?**

Yes, put forward by owner, application made, refused, taken to appeal

Please provide supporting evidence.

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?**

No

**Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.**

Site assumed available immediately

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**Summary**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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**The site is appropriate for allocation****This site has minor constraints****The site has significant constraints****The site is not appropriate for allocation****Not appropriate****Key evidence (3-4 bullet points) for decision to accept or discount site.**

- Adverse impact on views of landscape, Conservation Area and St Mary's church
  - Congestion and air quality impact in Newport
  - Adverse impact on amenity value of public
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footpath

- Contrary to 2007 Historic Character Assessment
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## Site Assessment

General Information	
Site reference	NQR2
Location	Land south of Debden Road and east of Chalk Farm Lane, Newport
Current use	Agricultural
Proposed use	Residential
Total area / developable area (Ha)	6.3
Potential housing development capacity	141-236
SHLAA site reference (if different)	Not put forward
Method of site identification (e.g. proposed by landowner etc.)	Proposed by landowner through Reg 14 consultation

Context	
<p><b>Is the site:</b></p> <p><b>Greenfield:</b> land (farmland, or open space, that has not previously been developed)</p> <p><b>Brownfield:</b> Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p> <p><b>Previously used:</b> Previously used for a non agricultural purpose such as quarrying</p>	Greenfield
<p><b>Site planning history</b></p> <p>Have there been any previous applications for development on this land? What was the outcome?</p>	None

Suitability	
<p><b>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</b></p>	No, access would need to be provided.
<p><b>Is the site accessible?</b></p> <p>Provide details of site's connectivity by vehicle, foot, cycle, mobility scooter</p>	<p>Accessible to the station. Poor vehicle access to Newport village and the major road network over two very narrow bridges. There is no footway or viable way to create one. No safe access by cycle, mobility scooter or buggy. No direct safe foot access.</p>

## Environmental Considerations

Questions	Assessment information	Comments and conclusions
<b>Is the site within or adjacent to the following policy or environmental designations:</b>		
<ul style="list-style-type: none"> <li>Ancient Woodland</li> <li>SSSI Impact Risk Zone</li> </ul>	<p>No</p> <p>Yes Debden Water SSSI 500m to the north</p>	<p>Would need Natural England assessment</p>
<ul style="list-style-type: none"> <li>Site of Geological Importance</li> <li>Flood Zones 2 or 3</li> </ul>	<p>No</p> <p>No</p>	<p>River Cam is on far side of railway. Not clear how drainage would be achieved</p>
<ul style="list-style-type: none"> <li>Local Wildlife Site</li> <li>Protected Roadside Verge</li> </ul>	<p>No</p> <p>Yes - Adjacent to Newport - Debden Road PRV</p>	<p>Access intention onto Debden Rd is unknown. Would need Natural England assessment</p>

### Ecological value?

<p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Yes. There is evidence of a protected species within 500m of the site. Owls and bats are present in adjacent riparian woodland</p>	<p>Ecological survey would be required ahead of any planning application.</p>
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### Landscape and Visual Impact

#### Is the site low, medium or high sensitivity in terms of landscape and visual impact?

**Low sensitivity:** site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained

**Medium sensitivity:** development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);

**High sensitivity:** Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-

In the Historic Settlement Character Assessment the site lies within Sector 1 - Land rising up from the corner of Chalk Farm Road and Debden Road junction.

It has a high sensitivity to change.

#### The Assessment says:

The principal effect of development on Sector 1 land would be to extend urban development onto some sections of highly visible and open rising farmland which would greatly impact on a substantial section of the historic core. ..The principal effect of large scale development would be to extend the village beyond clearly defined landscape features thus detrimentally affecting its setting and destroying the close historic relationship of the village with the countryside. Development on rising landscape would further impact on views out of the conservation area and views in from the Debden approach and furthermore result in loss of good agricultural land. It is considered that development in this sector would diminish the sense of place and local

without the possibility of mitigation.

distinctiveness of the settlement.

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Grade unknown, assumed 2 or 3	Loss of good agricultural land
<b>Is the site within an AQMA or area otherwise identified as of poor air quality?</b>	The centre of Newport is identified as an area of concern for high concentration of NO <sub>2</sub>	Traffic from this site would directly add to pollution in Newport.
<b>Is the site within in an area susceptible to noise pollution?</b>	No	

### Heritage considerations

Question	Assessment information	Comments and conclusions
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>		
<ul style="list-style-type: none"> <li>Conservation area</li> <li>Scheduled monument</li> <li>Registered Park and Garden</li> <li>Listed building</li> <li>Known archaeology</li> </ul>	<p>Newport Conservation Area 100m to west</p> <p>No</p> <p>Shortgrove 1.2km north</p> <p>Many listed buildings throughout Newport</p> <p>Unknown , but all the district has rich archaeology</p>	

### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment information	Comments and conclusions
<ul style="list-style-type: none"> <li>Town centre/local centre/shop</li> <li>Employment location</li> <li>Public transport</li> </ul>	<p>Approx 1km walk from site centre to village shop.</p> <p>Little local employment</p> <p>No station. 301 bus hourly excluding Sundays and evenings, 500m to bus stop</p>	<p><b>Poorly located</b></p> <p><b>Poorly located</b></p> <p><b>Train well located</b></p> <p><b>Bus moderately located</b></p>
<ul style="list-style-type: none"> <li>School(s)</li> </ul>	<p>Primary school 800m</p> <p>Secondary 1.2km</p>	<p><b>Poorly located as no safe walking/buggy route to primary</b></p>
<ul style="list-style-type: none"> <li>Open space/recreation/ leisure facilities</li> <li>Health facilities</li> <li>Cycle route(s)</li> </ul>	<p>Recreation ground 800m</p> <p>Destination Pub 1.4km</p> <p>Doctors surgery 900m</p> <p>No cycle routes</p>	<p><b>Moderately located</b></p> <p><b>Moderately located</b></p>

Where a site is **poorly located** if > 800m,

**moderately located** if 400m to 800m, and  
**favourably located** if <400m from services.

<b>NQR Plan policies</b>		
<b>Policy</b>	<b>Assessment information</b>	<b>Compliance conclusions</b>
GSE2 Air quality impact of development proposals	Would add to congestion in Newport village centre	No
GSE3 Building affecting floodplains	Immediately above Cam downstream of Common flood plain	Unknown
GSE6 Footpaths and access to the countryside	Degradation of rural views and views towards the villages	No
HA1 Coherence of the villages	Development in countryside south of village outside of development limits	Not applicable
HA2 Brownfield	Development of previously used sites	No
HA3 Connection with the countryside	Degrade view identified as sensitive to change	No
HA6 Building in the countryside	Harm to historic settlement pattern including scale	No
TR1 Extension of speed limits and footways	Footway not achievable	No
TR3 Mitigation of traffic impacts	Not achievable	No
TR4 Safe access to schools and village facilities	Only achievable within site	Part

### **Other considerations**

Are there any Tree Preservation Orders on the site?	None	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No TPO's	Ecological assessment would need to be carried out
Public Right of Way	Harcamlow Way	East west across the site
Existing social or community value (provide details)	No	
Ground Contamination	Unknown	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations	Medium voltage lines cross the south of site	
Is site allocated in UDC Emerging Plan?	No	

### **Characteristics which may affect development**

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**on the site:****Topography:**

Flat/ gentle slope/ steep gradient

Gentle slope to west, steeper slope to south

**Coalescence**

No

Development would result in neighbouring settlements merging into one another.

**Scale and nature of development would be large enough to significantly change size and character of settlement**

Yes, very significant

**Any other comments?**

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**Availability****Is the site available for sale or development (if known)?**

Yes, put forward by owner

**Please provide supporting evidence.****Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?**

Unknown

**Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.**

Site assumed available immediately

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**Summary**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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**The site is appropriate for allocation****This site has minor constraints****The site has significant constraints****The site is not appropriate for allocation****Not appropriate****Key evidence (3-4 bullet points) for decision to accept or discount site.**

- Very poor and unsafe access
  - Congestion and air quality impact in Newport
  - Out of scale with village
  - Contrary to 2007 Historic Character Assessment
-



## Site Assessment

General Information	
Site reference	NQR3
Location	Carros Nursery Cambridge Rd Newport
Current use	Redundant glass houses and some commercial buildings
Proposed use	Residential and commercial
Total area / developable area (Ha)	0.78 ( developable 0.3)
Potential housing development capacity	9-15
SHLAA site reference (if different)	
Method of site identification (e.g. proposed by landowner etc.)	Landowner approached by NQR Steering Group
Context	
<p><b>Is the site:</b></p> <p><b>Greenfield:</b> land (farmland, or open space, that has not previously been developed)      Brownfield</p> <p><b>Brownfield:</b> Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p> <p><b>Previously used:</b> Previously used for a non agricultural purpose such as quarrying</p>	
<p><b>Site planning history</b></p> <p>Have there been any previous applications for development on this land? What was the outcome?</p> <p>UTT/1255/05/FUL change of use from nursery storage to motor repair - permitted            UTT/13/3400/FUL change of use horticulture workshop/maintenance building to workshop for motor repairs – permitted            UTT/0996/91 creation of agricultural access – refused</p>	
Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access is onto the B1383, used by existing businesses and formerly by a gym and three other commercial units now part of a housing estate. Access is narrow but there is potential to improve
<p><b>Is the site accessible?</b></p> <p>Provide details of site's connectivity by vehicle,      There is footway to all facilities; most of it not</p>	

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foot, cycle, mobility scooter

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close to traffic. There is no cycle way

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### Environmental Considerations

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Questions	Assessment information	Comments and conclusions
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"><li>• Ancient Woodland</li><li>• SSSI Impact Risk Zone</li><li>• Site of Geological Importance</li><li>• Flood Zones 2 or 3</li><li>• Local Wildlife Site</li><li>• Protected Roadside Verge</li></ul>	<p>The site is c 800m north west of Debden Water SSSI and 900m north east of Wicken Water LoWs</p> <p>The EA map shows no flood risk</p>	<p>The site borders the River Cam, however the owner confirms the site does not flood.</p> <p>Development should not be close to the river bank but otherwise there is no environmental restriction</p>
<p><b>Ecological value?</b> Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>

### Landscape and Visual Impact

**Is the site low, medium or high sensitivity in terms of landscape and visual impact?**

**Low sensitivity:** site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained

**Medium sensitivity:** development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);

**High sensitivity:** Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.

The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.

The glasshouses are not visible from the B1383

Low sensitivity to development. Low visual impact

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<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site is not agricultural land.	
<b>Is the site within an AQMA or area otherwise identified as of poor air quality?</b>	The centre of Newport is identified as an area of concern for high concentration of NO <sub>2</sub>	The site is not close to the area of concern and residents of the site would not be subject to high levels of air pollution.
<b>Is the site within in an area susceptible to noise pollution?</b>	No	

### Heritage considerations

Question	Assessment information	Comments and conclusions
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>	Shortgrove Historic Park is adjacent There are numerous Listed Buildings within 1km of the site. The nearest is the Grade II Shortgrove Lodge 100m north of the site. The Conservation Area is 200m to the south The site is bordered on the B1383 by a wall part of which belonged to the hospital of St. Mary and St. Leonard, and the 'Leper Stone'	Possible archaeology relating to the leper hospital
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> </ul>		

### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment information	Comments and conclusions
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> <li>• Employment location</li> <li>• Public transport</li> <li>• School(s)</li> <li>• Open space/recreation/ leisure facilities</li> <li>• Health facilities</li> <li>• Cycle route(s)</li> </ul>	Centre of site c800m from 'centre of gravity' of services and facilities in Newport (shop, pharmacy, post office).  Primary school 1.5km Station 1.3km Village shop 800m Doctors surgery 1.3km Secondary school 600m	<b>Moderately located</b>
Where a site is <b>poorly located</b> if > 800m, <b>moderately located</b> if 400m to 800m, and		

favourably located if <400m from services. Bus stops 100 and 150m  
Public house 150m

#### NQR Plan policies

Policy	Assessment information	Compliance conclusions
EN2 Air quality impact of development proposals	Would add to congestion in village centre	No
EN3 Building affecting floodplains	With drainage conditions	Yes
EN6 Footpaths and access to the countryside	Public access to the river bank could be created	Not applicable
HA1 Coherence of the villages	Development outside of development limits	Yes
HA2 Balancing development	Policy supports brownfield use on the east of village	Yes
HA3 Connection with the countryside	To retain the close connection with, and views of, open countryside	Yes
HA6 Building in the countryside	Does not impact cross valley views, field patterns or historic settlement pattern	Yes
TR1 Extension of speed limits and footways	Within 30 limit and footways present	Not applicable
TR3 Mitigation of traffic impacts	Not clear how impact of traffic could be mitigated	Impact minimal
TR4 Safe access to schools and village facilities	Walking Yes, Cycling No	Yes

#### Other considerations

Are there any Tree Preservation Orders on the site?	None	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Site borders River Cam	Ecological assessment would need to be carried out
Public Right of Way	None	
Existing social or community value (provide details)	None	
Ground Contamination	Redundant glass houses and ancillary buildings	Assessment would need to be carried out and remedial works as necessary
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations	None	
Is site allocated in UDC Emerging Plan?	No	

#### Characteristics which may affect development on the site:

<b>Topography:</b> Flat/ gentle slope/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	No
<b>Any other comments?</b>	Borders the adopted and emerging Local Plan development limit

### Availability

<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	Yes, meeting with the owner
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	No
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	Site is available immediately

### Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

### Is the site appropriate for allocation?

<b>This site has minor constraints</b>	Minor constraints, appropriate for allocation
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### The site has significant constraints

<b>The site is not appropriate for allocation</b>
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### Key evidence (3-4 bullet points) for decision to accept or discount site.

- Considered suitable as development on this site would contribute to sustainable patterns of development.
- The commercial provision can be retained.
- 100% social/Housing Association would be supported





## Site Assessment

General Information	
Site reference	NQR6
Location	Land north east of Belcham's Lane, Rickling Green
Current use	Playing field and arable land
Proposed use	Residential
Total area / developable area (Ha)	6.35
Potential housing development capacity	143-238
SHLAA site reference (if different)	08Que17
Method of site identification (e.g. proposed by landowner etc.)	Proposed by landowner through SHLAA process

Context	
Is the site:	
<b>Greenfield:</b> land (farmland, or open space, that has not previously been developed)	Greenfield
<b>Brownfield:</b> Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	
<b>Previously used:</b> Previously used for a non agricultural purpose such as quarrying	
<b>Site planning history</b>	
Have there been any previous applications for development on this land? What was the outcome?	None

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access to be provided onto the B1383
Is the site accessible?	Good access by car. It is not clear whether non-vehicle access direct into village could be provided. The B1383 has no cycle way or footway adjacent to the site
Provide details of site's connectivity by vehicle, foot, cycle, mobility scooter	

Environmental Considerations		
Questions	Assessment information	Comments and

		conclusions
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**Is the site within or adjacent to the following policy or environmental designations:**

- |                                 |   |                                       |
|---------------------------------|---|---------------------------------------|
| • Ancient Woodland              | 50m east to Quendon Wood, 25m south to Broom Wood, 500m west to Catherine Grove and 250m NW to Coney Wood | Would need Natural England assessment |
| • SSSI Impact Risk Zone         | 50m east to Quendon Wood SSSI. All of the site is in a IRZ  | Would need Natural England assessment |
| • Site of Geological Importance | No  |                                       |
| • Flood Zones 2 or 3            | No  |                                       |
| • Local Wildlife Site           | Coney Acre Ufd73, Broom Wood Ufd72, Quendon Park Ufd80 1.4km to north                                     | Would need Natural England assessment |
| • Protected Roadside Verge      | No  |                                       |

**Ecological value?**

Could the site be home to protected species such as bats, great crested newts, badgers etc.?

Unknown

There could be potential for protected species; ecological survey would be required ahead of any planning application.

**Landscape and Visual Impact**

**Is the site low, medium or high sensitivity in terms of landscape and visual impact?**

**Low sensitivity:** site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained

**Medium sensitivity:** development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);

**High sensitivity:** Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-

The site is within the B7 Debden Farmland Plateau area of the Essex Landscape Character Assessment. It has a relatively high sensitivity to change.

High visual impact. Views 2, 3 and 4 in the Plan list of those with high sensitivity to change would be impacted

without the possibility of mitigation.

<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	The site is grade 3 agricultural land.	Loss of good agricultural land
<b>Is the site within an AQMA or area otherwise identified as of poor air quality?</b>	The centre of Newport is identified as an area of concern for high concentration of NO <sub>2</sub>	Traffic from this site would add to pollution in Newport, and Stansted Mountfitchet.
<b>Is the site within in an area susceptible to noise pollution?</b>	No	

### Heritage considerations

Question	Assessment information	Comments and conclusions
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b>		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> </ul>	Adjacent to the Quendon Conservation Area. There are numerous Listed Buildings located within 1km of the site. The nearest are Maces Cottage and the Cricketers Arms, both about 50m from the site.	

### Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):	Assessment information	Comments and conclusions
<ul style="list-style-type: none"> <li>• Town centre/local centre/shop</li> </ul>	There are no shops in Quendon and no local centre. Nearest convenience store 5km	<b>Poorly located</b>
<ul style="list-style-type: none"> <li>• Employment location</li> <li>• Public transport</li> </ul>	No significant local employment No station. 301 bus hourly excluding Sundays and evenings	
<ul style="list-style-type: none"> <li>• School(s)</li> </ul>	Primary school 100m Secondary 4.8km	
<ul style="list-style-type: none"> <li>• Open space/recreation/ leisure facilities</li> </ul>	Rickling Green 200m Public house 50m	<b>Pub closed (Mar 2019)</b>

- Health facilities Doctors surgery 5km
- Cycle route(s) No cycle routes

Where a site is **poorly located** if > 800m,  
**moderately located** if 400m to 800m, and  
**favourably located** if <400m from services.

#### NQR Plan policies

Policy	Assessment information	Compliance conclusions
SCL4 Retention of sports fields	Football pitch is on north of site	No detail available of retention or replacement
GSE2 Air quality impact of development proposals	Would add to congestion in Newport village centre	No
GSE3 Building affecting floodplains		Not applicable
GSE6 Footpaths and access to the countryside	Degradation of rural views and views towards the villages	No
HA1 Coherence of the villages	Development in countryside south of village outside of development limits	No
HA2 Brownfield	Greenfield	No
HA3 Connection with the countryside	Degrade view identified as sensitive to change	No
HA6 Building in the countryside	Harm to historic settlement pattern including scale	No
TR1 Extension of speed limits and footways	With Highways conditions	Yes
TR3 Mitigation of traffic impacts		Not applicable
TR4 Safe access to schools and village facilities	Walking Yes, Cycling No	Part

#### Other considerations

Are there any Tree Preservation Orders on the site?	None	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Trees and hedgerow on the site	Ecological assessment would need to be carried out
Public Right of Way	None	
Existing social or community value (provide details)	Football pitch	Conditions to protect this would be needed
Ground Contamination	Unknown	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations	High voltage lines cross the southern tip of site	Radio signal is disrupted.
Is site allocated in UDC Emerging Plan?	No	

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**Characteristics which may affect development on the site:**

<b>Topography:</b> Flat/ gentle slope/ steep gradient	Flat
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<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
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<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	Yes
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**Any other comments?**

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**Availability**

<b>Is the site available for sale or development (if known)?</b> Please provide supporting evidence.	Yes, put forward by owner in SHMAA
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<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?</b>	No
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<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	Site is available immediately
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**Summary**

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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**The site is appropriate for allocation**

**This site has minor constraints**

**The site has significant constraints**

**The site is not appropriate for allocation**

**Not appropriate**

**Key evidence (3-4 bullet points) for decision to accept or discount site.**

- Poorly located for most facilities
  - No employment
  - Out of scale with village
  - Ribbon development along B1383
-

## Chalk Farm Lane 13New15 – corrections to UDC assessment

13New15 – This site was assessed as being unsuitable for development by UDC in 2015. The Steering Group does not agree with this assessment because it contained factual errors, including ignoring proximity to the station and quoting a landscape assessment which did not apply to the site. There was also perversity in accepting more distant sites on the extremity of the village, but assessing 13New15 as too distant. Note it is immediately opposite on the other side of the valley from 06New15, permitted for 94 houses and a commercial unit. **As there is no local need for further market housing, this site is not included as an allocation in the NQR Plan. However, should there be a further district wide call for sites, this site should be considered.** A corrected version of the UDC assessment is therefore shown here.

### Chalk Farm Lane, Newport - '13 New 15'



### Site Description

This site lies to the east of the village near the quarry. It is 1.5 ha with developable area about 1 ha, In 2015, UDC that this site would not be suitable for development as follows::

*“This greenfield site lies to the east of the village near the quarry. The site is accessed via a narrow road from Debden Road. Newport is a key village with a range of services and facilities but the site is some distance from the village in an isolated location. The allocation of the site would introduce development in an isolated location in the countryside. The site is therefore considered unsuitable for residential or employment development as development on this site would not contribute to sustainable development.”*

<b>13New15</b>	
<b>UDC Site Assessment Suitability Criteria 2015</b>	<b>Newport, Quendon and Rickling NP assessment against UDC's 2015 site assessment criteria</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	'Greenfield', but previously used as a quarry
Is the site within, adjoining or beyond the	The site is beyond the Adopted
Is the site located within the Greenbelt?	No
Is the site located within the Countryside	No
Is the site within a Public Safety Zone?	No
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is within flood zone 1 which indicates there is no risk of flooding from
Does the site lie within surface water or ground water flooding zones?	There is a very small area of 1 in 1000 flood risk on the south east corner of the site which has the potential to be avoided by
<b>Pollution</b>	
Which aircraft noise contour does the site lie	The site is beyond the 54 LEQ aircraft noise
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is outside the Saffron Walden AQMA and any area identified as of poor air
Is the site located such that traffic to/from the site could drive through the AQMA?	The site is not located such that traffic to/from the site could drive through the
Which ground water source protection zone	The site is within ground water source
Minerals Safeguarding Areas (MSA) Is site 5ha or more and within MSA for sand and gravel or Is site 3ha or more and within MSA for chalk or	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk	The site is not near any SSSIs.
Proximity of NNRS	The site is more than 1,000m from a
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Newport- Debden Road PRV and 500m –

<b>Site Criteria</b>	<b>13New15</b>
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Proximity of Ancient Woodland(s)	The site is more than 1,000m from an
Proximity to Local Geological Site(s)	The site is over 1000m from a Local
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 1 - Land rising up from the corner of Chalk Farm Road and Debden Road junction. The site is not visible from the Debden Rd or the Conservation Area. It is tucked in under the hillside. There would be some distant visibility from the otherside of the valley from the B1383 and the railway. There is significant tree
Are there any Tree Preservation Orders	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	It is a former quarry and has no agricultural value
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a
Distance from Listed Building	There are numerous Listed Buildings within 1,000m of the site. The nearest is the grade II Listed barns approximately 60m north
Distance from Conservation Area	The Newport Conservation Area is 500m north west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a
Distance from Historic Park or Garden identified by Uttlesford DC	<del>Registered Park or Garden</del> The site is more than 1,000m from a Historic Park or Garden
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport	The railway station is 400m and the Station road bus stops are within 800m west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school	The Newport Primary School 800m from the site on foot and 1,100m by road

Is the site within 800 metres walking and cycling distance of convenience shopping?	The site is within 800m of local retail facilities in the High Street
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility)?	The site is 1.1km to Newport GP Surgery. .
Will the site be located within 4.8km of a secondary school?	The Joyce Frankland Academy is approximately 1.1km north west of the site.
Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)?	A viable route exists to the B1383 and the B1038. The site is accessed from Debden Road.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	Site is not currently recreational land and is not proposed for recreational development.
Will there be a net loss of employment land?	Site is currently not employment.  There will be a net increase in this land use as a result of the development.
Will there be a net loss of retail provision?	No
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

UDC Site Assessment of Achievability Criteria	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability	None
Are there any site preparation costs associated with, for example, topography, contamination or existing buildings or uses which may prejudice viability?	None
Are there any specific infrastructure requirements which need to be provided which may prejudice viability	Improvement to access road



UDC consider the site suitable available and achievable and it is included in the draft Local Plan for 16 houses.

### **Further comments for the NQR Plan**

The site is actually 0.65ha. The landowner, in response to the regulation 14 consultation, notes that there are some buildings on the site, so not entirely greenfield. Also that there has been removal of a large number of the outbuildings, breeding sheds, Nissen huts and scrap metal from the site, leaving a greenfield appearance.

Development is supported if vehicle access is via Bluebell Drive, rather than creating a fourth new access onto the B1383 in very close proximity to Hallfield, Bluebell drive and Ventnor Road.

Policy TR4 Safe access to schools and village facilities states:

Where necessary to achieve the objective of improving connectivity within the villages and where appropriate to the location of the development, all new development should provide safe, convenient internal footpaths and cycle paths to allow easy access for both pedestrians and cyclists towards the schools, community facilities and village facilities

This development would be an opportunity to provide a 'safe convenient internal footpath' into the village parallel to the main road from all three developments, which currently does not exist.