

<b>Reference No.</b> 01New15	<b>Site Address:</b> The Piggeries Debden Road Newport
<b>Current use</b>	
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.3
<b>Developable Site Area (ha)</b>	0.3
<b>No of Houses based on SHLAA methodology</b>	9-15
<b>Surrounding Land uses</b>	North - agriculture East - Agriculture South – road with agriculture beyond West – Residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5-10
Affordable Housing	Y
Self-Build / Custom Build	5
Housing for older people (use class C3)	5-10
Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	

Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

<b>Site Criteria</b>	<b>01New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	The site is within a less than 1 in 1000 flood risk zone which indicates it is very unlikely to be affected by surface or ground water flooding.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is adjacent to Newport – Debden Road PRV and 500m – 1,000m south east of Wicken Water Marsh.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.

<b>Site Criteria</b>	<b>01New15</b>
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
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. Development on rising landscape would impact on views out of the conservation area and views in from the Debden approach. It is considered that development in this sector would diminish the sense of place and local distinctiveness of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed range of barns adjoining the north end of Maonk's Barn fronting the road, within 100m – 500m of the north western corner of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m west of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south of Shortgrove Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m south of a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Old Forge bus stop is within 800m north west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is just over 800m from Newport Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. The site is within 800m of local retail facilities in Newport

Site Criteria	01New15
	High Street
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately within 800m east of Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.62km (over 800m by foot) south east of Newport Free Grammar School and 3.00km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.
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. The call for sites information indicates that access would be via 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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This greenfield site lies to the east of the village, separated from the village and the development limits by the railway line. There is a Special Verge/Local Wildlife site along the road frontage of the site. Newport is a key village and has a number of services and facilities. The site is more related to its countryside setting than to the village of Newport. The site is therefore considered unsuitable as development on this site would not contribute to sustainable patterns of development.

#### Assessment of Achievability

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	none

to be provided which may prejudice viability?	
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<b>Achievability Conclusions</b>
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Development of the site is achievable.
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<b>What additional evidence has been submitted?</b>
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Flood Risk:	
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Contamination	
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Viability	
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Transport	
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<b>Assessment of Availability</b>
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<b>Ownership</b>
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Sole owner	Y
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Multiple owners	N
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Availability confirmed by owner(s)	Y
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Legal or ownership issues	None
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<b>Availability</b>
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Before end of March 2017	Y
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Within a period of 1-5 years ie 2017 - 2022	
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Within a period of 5 – 10 years ie 2022 - 2027	
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Within a period of 10-15 years ie 2027 – 2033	
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After 15 years ie after 2033	
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	number of dwellings or floorspace
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Before the end of March 2017	5-10
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Between April 2017 and March 2018	
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Between April 2018 and March 2019	
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Between April 2019 and March 2020	
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Between April 2020 and March 2021	
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After March 2021	
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Number of years to develop the site?	1
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Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	5-10
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<b>Availability Conclusions</b>
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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Conclusions 2015
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The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

#### Consultation 2015

Parish Council

The distance to the Surgery is 0.7, to the Village Shop 0.5, and the Joyce Frankland Academy 0.7 miles

Site Promoter:

The site is considered to be fully sustainable

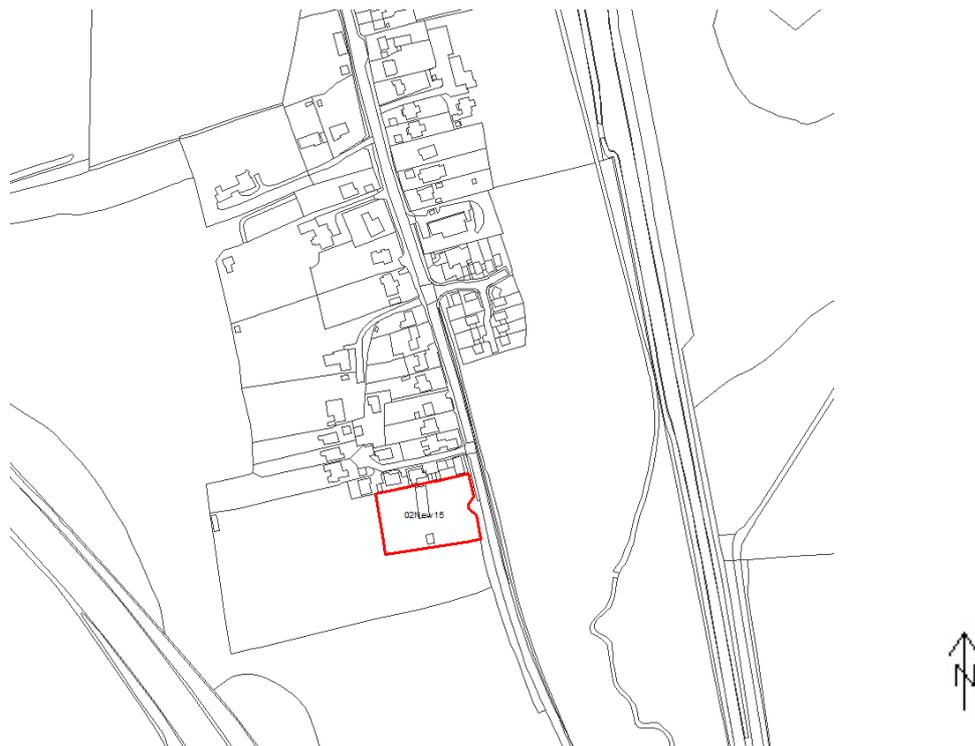
- The site is within walking distance of local facilities in Newport
- The proposal does not affect the special roadside verge
- Landscaping and design could limit the effect of the development on the countryside.
- A dwelling has been shown not to require prior approval under UTT/14/2798/P3MPA

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
01New15	N	Y	Y					5

<b>Reference No.</b> 02New15	<b>Site Address:</b> Bricketts London Road
<b>Current use</b>	Residential – dwellings, garden and stables
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.38
<b>Developable Site Area (ha)</b>	0.38
<b>No of Houses based on SHLAA methodology</b>	11-19
<b>Surrounding Land uses</b>	North - residential East - - road with agricultural beyond South – grassland West – grassland
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5-11
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	02New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Part brownfield (dwelling), part greenfield (garden)
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	Some very small areas of 1 in 1000 flood risk zones are present on the site towards the south and on the boundary with the road. Development has the potential to avoid these areas due to their size and peripheral location, but the area on the road may have an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the M11.  Site promoter notes that plans show an extensive planted area to the rear of the proposed development between it and the motorway which is in their ownership.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. The eastern half of the site is not within any MSA and the western half is within the Sand Gravel MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	

<b>Site Criteria</b>	<b>02New15</b>
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north west of Kiora Pastures, 500m – 1,000m south of Newport – Debden Road PRV and 500m – 1,000m north east of Bushy Lays/Spring Close.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Granta within 500m – 1,000m of the northern boundary.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m north of Quendon Hall Registered Park and Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m north of a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Spinney bus stop is within 800m north of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 570m (over 800m by foot) south east of Newport Primary School. No additional provisions are

Site Criteria	02New15
	proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. The site is within 800m of local retail services on the High Street
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The Newport Surgery is further than 800m from the site. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 1.6km south of Newport Free Grammar School. No additional secondary school provisions are proposed.
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. The call for sites information indicates that access would be onto the B1383.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and it is not proposed for recreational provision. There would be no net loss of recreational provisions as a result of this development.
Will there be a net loss of employment land?	The site is not currently employment land and it is not proposed for employment provisions. There would be no loss of employment provisions as a result of this development.
Will there be a net loss of retail provision?	The site is currently not retail land and it is not proposed for retail provisions. There would be no net loss of retail provisions as a result of this development.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This site comprising a house and garden is at the southern end of the village adjoining the village development limits and proposes the redevelopment of the site for 5-11 houses. Newport is a key village and has a number of services and facilities. This site is well related to the village and is considered a suitable site for development.

#### Assessment of Achievability

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?	none

#### Achievability Conclusions

Development of the site is achievable.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	Y
Viability	Y
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	5-11
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	5-11

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

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<b>Conclusions 2015</b>
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The site is available considered suitable and development is achievable.
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<b>Consultation 2015</b>
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Parish Council:
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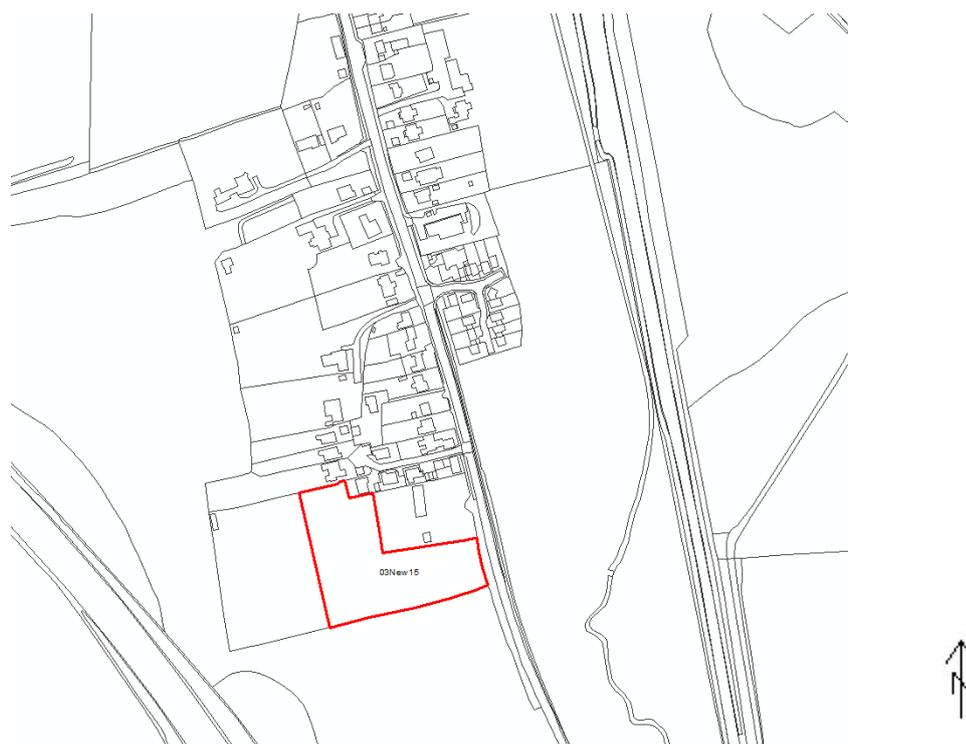
The distance to the Primary School is 0.7, the Village Shop 0.8, the Surgery, 0.9, and the Joyce Frankland Academy 1.1 miles
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Deliverability Assessment								
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	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
02New15	Y	Y	Y	5				

<b>Reference No.</b> 03New15	<b>Site Address:</b> Land south of Bricketts London Road Newport
<b>Current use</b>	Paddock
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.82
<b>Developable Site Area (ha)</b>	0.82
<b>No of Houses based on SHLAA methodology</b>	22-37
<b>Surrounding Land uses</b>	North - Residential East – Residential / road with agriculture beyond South – Agriculture West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	15
Affordable Housing	9
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	03New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are some very small 1 in 1000 flood risk zones on the most northern part of the site. Development could potentially avoid these areas to an extent but the site is not particularly large and so this could discount a substantial portion of the land from development.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the M11.  Site promoter notes that plans show an extensive planted area to the rear of the proposed development between it and the motorway which is in their ownership.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3 ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. The western half of the site is within the Sand Gravel MSA but the eastern half is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	

<b>Site Criteria</b>	<b>03New15</b>
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north of Kiora Pastures, 500m – 1,000m south west of Bushy Lays/Spring Close and 500m – 1,000m south of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	The site is more than 100m from a Public Right of Way.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	Does not lie in an area covered by the Historic Settlement Character Assessment
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Granta, 500m – 1,000m north of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north of the site.
Distance from Registered Park and Garden	The site is 500m – 1,000m north of Quendon Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m north of a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Spinney bus stop is within 800m north of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is approximately 550m (over 800m by foot) south east of Newport Primary School. No additional primary school

Site Criteria	03New15
	provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. 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) or are new health facilities being provided on site or within 800m of site	The site is further than 800m from Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 1.6km south of Newport Free Grammar School. No additional secondary school provisions are proposed.
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. The call for sites information indicates that access would be onto the B1383.
<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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This greenfield site is located at the south of the village and wraps around site reference 02New15. It is separated from the adopted development limits by some residential development. Newport is a key village and has a number of services and facilities. This site is well related to the village and along with site 02New15 is considered a suitable site for development.

#### Assessment of Achievability

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?	Historically the site has been excavated and

	infilled. The cost of investigating and mitigation against contamination is unknown.
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable subject to investigation and suitable mitigation of any ground contamination.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	Y
Viability	Y
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	24
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1-2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	12

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and considered suitable and development is achievable subject to suitable mitigation of any ground contamination.

#### Consultation 2015

Parish Council:

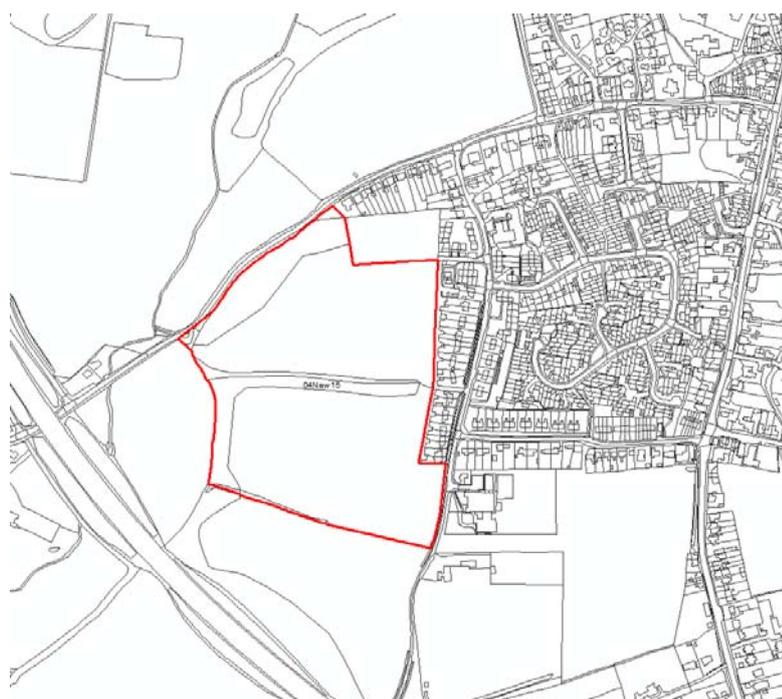
The distance to the Primary School is 0.7, the Village Shop 0.8, the Surgery, 0.9, and the Joyce Frankland Academy 1.1 miles

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
03New15	Y	?	Y	12	12			

<b>Reference No.</b> 04New15	<b>Site Address:</b> Land south of Wicken Road Newport
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	10.17
<b>Developable Site Area (ha)</b>	6.1
<b>No of Houses based on SHLAA methodology</b>	137-229
<b>Surrounding Land uses</b>	North - Road with agriculture beyond East – Residential / road with primary school beyond South – Agriculture West – Agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	120
Affordable Housing	80
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	04New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	1 in 1000 flood risk zones are located on the west of the site towards the tree line, extending from an area of 1 in 100 risk on the western boundary with the road. The areas on the western part of the site have the potential to be avoided by development to some extent although some land will be lost from the development area. Site access could be affected by the risk zones on the western boundary road due to the possibility of flooding on the road.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is more than 5ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.

<b>Site Criteria</b>	<b>04New15</b>
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Wicken Water Marsh and 500m – 1,000m west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from west to east through the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 5 - South west of Village. Whilst development in Sector 5 land would not greatly impact the historic core and would ultimately be restricted by constraints of the M11, to the south of this sector any development which resulted in the loss of open space of any recreational areas would be inappropriate. To the north of this the high visibility of these slopes and the effect of marring views of the important church tower would be highly detrimental. However, some very small scale development nestled below the brow and along a narrow band to the western edge of the present building line, may be acceptable and if well design could make some visual improvement to the western perimeter of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	Just over half of the site to the east is grade 2 and just under half of the site to the west is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is within 100m – 500m east of St Helen's Chapel, Bonhunt but is separated from the site by the M11
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Former Chapel of St Helen at Bonhunt Farm, within 100m – 500m of the south western corner.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north east of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south west of Shortgrove Hall.

<b>Site Criteria</b>	<b>04New15</b>
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m south west of a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Frambury Lane bus stop is within 800m north east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is within 800m west of Newport Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. The site is around 800m from 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) or are new health facilities being provided on site or within 800m of site	The Newport Surgery is within 800m north east of the site. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.66km south west of Newport Free Grammar School and 4.21km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.
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 call for sites information indicates that access to the site could be provided from Wicken Road and / or to Frambury Lane.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	The site is not currently recreational land and the proposal does include formal children's play space recreational provisions. There would be a net increase in recreational provisions as a result of this development.
Will there be a net loss of employment land?	The site is not currently employment land and is not proposed for employment provisions. There would be no net loss of employment provisions as a result of this development.
Will there be a net loss of retail provision?	The site is not currently retail land and is not proposed for retail provisions. There would be no net loss of retail provisions as a result of this development.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	The development proposal includes formal and informal open spaces, strategic green space, allotments and school car parking facilities.

Suitability Conclusions
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<p>This greenfield site lies to the west of the village and adjoins the village development limit. The site lies beyond the poor air quality zone of the M11. Newport is a key village and has a number of services and facilities which are accessible by foot from the site. The site has blocks of trees on its northern and southern boundary and in the middle of the site. The Historic Settlement Characterisation Assessment (2007) for Newport considers that 'whilst development in Sector 5 land would not greatly impact the historic core and would ultimately be restricted by constraints of the M11, to the south of this sector any development which resulted in the loss of open space of any recreational areas would be inappropriate. To the north of this the high visibility of these slopes and the effect of marring views of the important church tower would be highly detrimental. Newport is a sustainable location for development, and this site is well related to the village. However, the suitability of this site will depend on the Council's assessment of the impact of development on the landscape.</p>
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Assessment of Achievability
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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?	none

Achievability Conclusions
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Development of the site is achievable.
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What additional evidence has been submitted?
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Flood Risk:	
Contamination	Y
Viability	Y
Transport	Y

Assessment of Availability
----------------------------

Ownership	
Sole owner	N
Multiple owners	Y
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y/N
Within a period of 5 – 10 years ie 2022 - 2027	

Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	50
Between April 2018 and March 2019	100
Between April 2019 and March 2020	50
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	3
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	70

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and development is achievable. The suitability of the site depends on the council's assessment of the impact of development on the landscape.

#### Consultation 2015

Parish Council:

Site Promoter:

The conclusions based on the Historic Settlement Character Assessment do not take into account the indicative masterplan that was submitted as part of the call for sites consultation. Work is being carried out in connection with heritage and landscape issues and this will be submitted to the Council in due course.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
04New15	?	Y	Y		200			

<b>Reference No.</b> 05New15	<b>Site Address:</b> Land west of School Lane Newport
<b>Current use</b>	Agriculture
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	5.85
<b>Developable Site Area (ha)</b>	5.85
<b>No of Houses based on SHLAA methodology</b>	132-219
<b>Surrounding Land uses</b>	North – treed area East – road with residential beyond South – road with residential beyond West – trees/ grassland / agriculture
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	52-140 (total capacity of 90 is considered appropriate)
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	05New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are 1 in 30 flood risk zones along the western and northern boundaries near the river and the eastern boundary with the road. These areas have the potential to be avoided by development but the eastern zone on the boundary with the road could have an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is larger than 5ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A very small section of land on the south west of the site is within the Sand Gravel MSA but the majority of the site is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

<b>Site Criteria</b>	<b>05New15</b>
Proximity of Local Wildlife Site(s)	The site is less than 100m north of Wicken Water Marsh and 100m – 500m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site inside the north western boundary.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site lies within the A1 Cam River Valley category of the Landscape Character Assessment. Area A1 has a relatively high sensitivity to change; however, further detailed assessment is required to assess the suitability of smaller areas within the parcel.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 4 - Wedge of land to the North of Wicken Road. 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.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	A small section to the south east of the site is grade 2, but the majority of the site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is within 500m – 1,000m north east of St Helen's Chapel, Bonhunt.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed 4, 5 and 6 Bury Water Lane properties, within 100m – 500m of the north eastern corner.
Distance from Conservation Area	The Newport Conservation Area is adjacent to the south eastern corner boundary of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south east of Shortgrove Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m south west of a Historic Park or Garden as identified by Uttlesford DC.

<b>Site Criteria</b>	<b>05New15</b>
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 node?	The Frambury Lane bus stop is within 800m south of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is within 800m of Newport Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. 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) or are new health facilities being provided on site or within 800m of site?	The Newport GP Surgery is approximately within 800m south of the site. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.28km south west of Newport Free Grammar School and 3.80km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.
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 B1038 and the B1383. The call for sites information states that the site can be accessed via either School Lane or Wicken Road but it is proposed to access via Wicken 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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### **Suitability Conclusions**

This greenfield site lies on the western edge of the village, adjoining existing development limits. The site adjoins the conservation area in the south east corner of site. Land to the north beyond the site is a County Wildlife Site and is within Flood zones 2 and 3. There are a number of Tree Preservation Orders close to the site. Newport is a key village and has a number of services and facilities which are

accessible by foot from the site. The Historic Settlement Character Assessment (2007) considers that the effect of development of this site would have a detrimental impact on the adjacent conservation area and its relationship with the farmland, affecting important views including those of the church. Newport is a sustainable location for development, and this site is well related to the village. However, the suitability of this site will depend on the Council's assessment of the impact of development on the landscape and conservation area.

Assessment of Achievability	
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?	none

Achievability Conclusions
Development of the site is achievable.

What additional evidence has been submitted?	
Flood Risk:	Y
Contamination	Y
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	10
Between April 2017 and March 2018	40

Between April 2018 and March 2019	40
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	2-3
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	40

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and development is achievable. The suitability of the site depends on the council's assessment of the impact of development on the landscape and conservation area.

#### Consultation 2015

##### Parish Council

The junction of Bury Water Lane/School has flooded in 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".

##### Site Promoter

The Flood Risk Assessment which was submitted with the Call for Sites form concludes that the proposed development is suitable in this location, at low risk of flooding from all sources and will not impact on flood risk elsewhere. The draft site assessment refers to a perceived impact on access but this is erroneous as the site can be accessed from both Wicken Road and School Lane, neither of which are at risk of flooding.

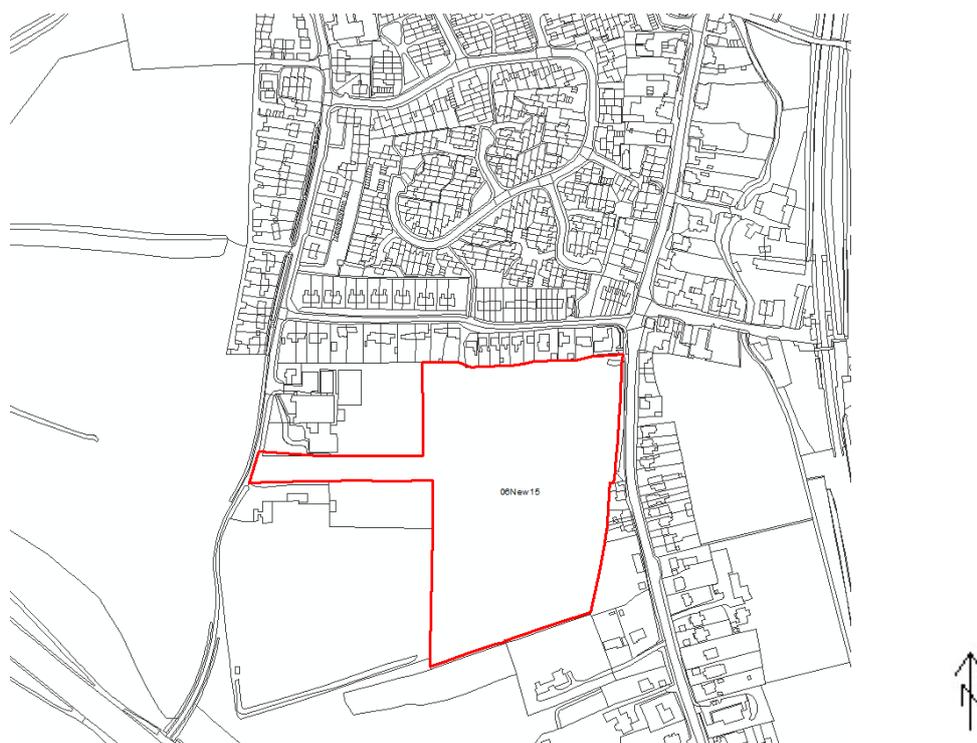
The conclusions of the Landscape and Visual Assessment submitted with the Call for Sites are that where views to the church tower are possible it is seen in combination with the existing residential edge of Newport and set behind existing residential properties including properties that are outside of the Newport Conservation Area. Where visible, the church tower is seen nestled within existing built form and roof lines.

Whilst the draft site assessment considers development of this site to have a detrimental effect on the conservation area, the Landscape and Visual Assessment reaches the opposite conclusion and notes that the adjacent residential developments to the north of Wicken Road and to the east of School Lane were removed from the Newport Conservation Area following the 2007 appraisal which identified at paragraph 1.113 that: *"The 20th century housing developments to the north of Wicken Road are of little architectural or historical importance and therefore do not warrant inclusion within the Conservation Area and continued inclusion will only devalue the other areas which justify their status."*

Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
05New15	?	Y	Y	10	80			

<b>Reference No.</b> 06New15	<b>Site Address:</b> Land at London Road Newport
<b>Current use</b>	farmland
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	4.6
<b>Developable Site Area (ha)</b>	4.6
<b>No of Houses based on SHLAA methodology</b>	104-173
<b>Surrounding Land uses</b>	North - residential East – road / road with residential beyond South – residential / trees /agriculture West – primary school and playing fields
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	94
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	06New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers and the sea.
Does the site lie within surface water or ground water flooding zones?	There are some 1 in 1000 flood risk zones on the southern and northern parts of the site, along with a very small area on the centre and a zone on the access road to the west. There is also 1 in 30 risk zones along the southern boundary and the eastern boundary with the road. Development has the potential to avoid these areas but the zones on the eastern boundary and the western road could have an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
Is the site within the AQMA or area otherwise identified as of poor air quality?	The site is within an area more susceptible to poor air quality due to its proximity with the M11.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is larger than 3 ha and smaller than 5 ha. It is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk)	The site is beyond any SSSIs.

<b>Site Criteria</b>	<b>06New15</b>
Zones (IRZ))	
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 5000m south west of Newport – Debden Road PRV, 500m – 1,000m south of Wicken Water Marsh, 500m – 1,000m north west of Kiora Pastures and 500m – 1,000m north east of Bushy Lays/ Spring Close.
Proximity of Ancient Woodland(s)	The site is within 500m-1,000m of an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way along the western boundary of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 6 - South of village Centre. The principal effects of development in Sector 6 land would be to extend the village by elongating the High Street but not beyond village boundaries, and impact on a small section of the historic core at its southern extremity to the west of London Road. Development here however, would be limited by clearly defined boundaries and if development was set back behind a substantial landscape frontage the approach to the village could be much improved and the impact on the listed buildings lessened. Subject to high quality design and respecting the adjoining conservation area to the north, residential development could be created that at worst would be neutral and at best would improve the sense of place and local distinctiveness of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is the Grade II Listed Granta, less than 100m north east of the site.

<b>Site Criteria</b>	<b>06New15</b>
Distance from Conservation Area	The Newport Conservation Area is adjacent to the north east corner of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m north of Quendon Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m north of a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Station Road bus stop is within 800m north east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is within 800m of Newport Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. The site is within approximately 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) or are new health facilities being provided on site or within 800m of site	The site is approximately within 800m south of Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 1.2km south of Newport Free Grammar School and 4.38km south of Saffron Walden County High School. No additional secondary school provisions are proposed.
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. The call for sites information states that the site can be accessed from London 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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

### Suitability Conclusions

This greenfield site lies so the south of the village adjacent to the development limits. It touches the conservation area at its north east corner of the site. Tree Preservation Orders adjoin the south western corner of the site. Newport is a key village and has a number of services and facilities. This site was proposed for residential in the 2014 Local Plan submitted for examination but later withdrawn. Newport is a sustainable location for development and this site is well related to the village and therefore considered a suitable site.

### Assessment of Achievability

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?	none

### Achievability Conclusions

Development of the site is achievable.

### What additional evidence has been submitted?

Flood Risk:	Y
Contamination	Y
Viability	
Transport	Y
Submitted with planning application UTT/15/1869/FUL	

### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	35

Between April 2017 and March 2018	50
Between April 2018 and March 2019	9
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	2-3
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	45

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and considered suitable and development is achievable.

Update: Planning Application submitted July 2015 UTT/15/1869/FUL decision pending

#### Consultation 2015

Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
06New15	Y	Y	Y	35	59			

<b>Reference No.</b> 07New15	<b>Site Address:</b> Land at Bury Water Lane Newport
<b>Current use</b>	Crop of mature poplar trees and shrubbery
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.9
<b>Developable Site Area (ha)</b>	0.7
<b>No of Houses based on SHLAA methodology</b>	19-32
<b>Surrounding Land uses</b>	North - Road with residential beyond East – treed area South – agriculture West – treed area
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5
Affordable Housing	2
Self-Build / Custom Build	3
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	07New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<b>Flooding</b>	
Which flood risk zone(s) does the site lie in?	The site is almost entirely covered by flood zones 2 and 3. Development could be affected by these zones.
Does the site lie within surface water or ground water flooding zones?	The site is almost entirely covered by 1 in 30 flood risk zones which would most likely be unavoidable for development. The 1 in 30 risk zones on the north east of the site by the road could also have an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A small area inside the eastern boundary of the site is not within any MSA but the majority of the site is within the Sand Gravel MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site contains part of Wicken Water Marsh within its boundary and is 500m –

<b>Site Criteria</b>	<b>07New15</b>
	1,000m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There are Public Rights of Way less than 100m north east and south east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 4 - Wedge of land to the North of Wicken Road. 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.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	A small section of the north of the site is grade 2, but the majority is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed 4, 5 and 6 Bury Water Lane, within 100m – 500m east of the site.
Distance from Conservation Area	The Newport Conservation Area is adjacent to the eastern boundary of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south west of Shortgrove Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m south west of a Historic Park or Garden as identified by Uttlesford DC.
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>	

<b>Site Criteria</b>	<b>07New15</b>
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The School Lane bus stop is within 800m east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is over 800m from Newport Primary School. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. The site is approximately 800m from local retail services in the High Street.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site?	The site is within 800m north of the Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.28km south west of Newport Free Grammar School and 3.76km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.
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 B1038. The call for sites information states that the site can be accessed from Bury Water Lane.
<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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This greenfield site has trees and shrubs on it. It lies adjacent to the development limits. The site north of Wicken Water is a Local Wildlife Site – Wicken Water Marsh designated in 2007. The site touches the conservation area at its eastern end. The majority of the site lies within Flood Zones 2 and 3 with only a small portion fronting Bury Water Lane, and along the southern edge of the site lying beyond. The proposal is to develop in the areas beyond the flood zones 2 and 3 with the remainder of the site being open space. This site comprising of reedbed and wet woodland which are biodiversity action plan habitats is therefore considered an unsuitable site for development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Proximity to Flood Zones 2 and 3 may affect attractiveness of site for development
Are there any constraints for example flooding, noise, physical features which need to be overcome and where cost of mitigation measures may prejudice viability?	Only two small areas of the site lie beyond Flood Zones 2 and 3
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?	none

#### Achievability Conclusions

The achievability of the site depends on the outcome of a full flood risk assessment and consideration of mitigation measures.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	Y/N
Within a period of 5 – 10 years ie 2022 - 2027	Y/N
Within a period of 10-15 years ie 2027 – 2033	Y/N
After 15 years ie after 2033	Y/N
	number of dwellings or floorspace
Before the end of March 2017	2
Between April 2017 and March 2018	8
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	

Number of years to develop the site?	12
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	5

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available. The achievability of the site is uncertain because parts of the site are located within flood zones 2 and 3. The achievability of the site depends of the outcome of a full flood risk assessment and consideration of mitigation measures. The site is considered unsuitable as development on this site would not contribute sustainable patterns of development through the loss of important wildlife habitats.

#### Consultation 2015

##### Parish Council

The junction of Bury Water Lane/School has flooded in 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".

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
07New15	N	?	Y					10

<b>Reference No.</b> 08New15	<b>Site Address:</b> Bury Water Nursery Bury Water Lane Newport
<b>Current use</b>	Commercial nursery
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.98
<b>Developable Site Area (ha)</b>	1.98
<b>No of Houses based on SHLAA methodology</b>	
<b>Surrounding Land uses</b>	North - Agriculture East - road with agriculture / residential South – West –
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	45 or
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	or 120 bed Care with 5 no. respite bungalows
Gypsy or Traveller pitch	

Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

<b>Site Criteria</b>	<b>08New15</b>
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Brownfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There are small areas of 1 in 1000 flood risk on the centre and south west of the site. The west boundary has a thin strip of 1 in 1000 risk zone and a 1 in 100 zone runs along the southern boundary with the road. Development has the potential to avoid these areas but the zone along the boundary with the road could have an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.

<b>Site Criteria</b>	<b>08New15</b>
Proximity of Local Wildlife Site(s)	The site is less than 100m north of Wicken Water Marsh and 500m – 1,000m north west of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There are Public Rights of Way less than 100m east and south of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on the historic core to any significant degree because of the buffer of trees and present buildings along Bury Water Lane and Whiteditch Lane. Large scale development here would extend the village beyond definable limits, diminishing the sense of place and local distinctiveness of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed 4, 5 and 6 Bury Water Lane, within 100m – 500m south east of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south east of the site.
Distance from Registered Park and Garden	The site is within 500m – 1,000m south west of Shortgrove Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 500m – 1,000m south west of a Historic Park or Garden as identified by Uttlesford DC.
Will a new site access be created on to a protected lane?	The site access will not be created on to a protected lane.

Site Criteria	08New15
<b>Accessibility</b>	
Is the site within 800 metres walking and cycling distance of an existing public transport node?	The School Lane bus stop is within 800m south east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. The site is approximately 800m from 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) or are new health facilities being provided on site or within 800m of site	The site is within 800m north of Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.28km west of Newport Free Grammar School and 3.56km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.
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. The call for sites information states that the site can be accessed via Whiteditch Lane.
<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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	This development would result in the loss of current commercial use and it would not be replaced in the proposed use.
Will there be a net loss of retail provision?	Development on this site would result in the loss of current commercial use, but it is unclear if this is retail.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This site comprising a vacant cucumber nursery is located on the north western edge of the village and adjoins the village development limits. Newport is a key village and has a number of services and facilities. The site has planning permission for a retirement village. This proposal is for an alternative scheme of market houses. The site is considered suitable for development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
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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?	Cost of remedial measures for contamination and demolition and removal of existing structures needs to be taken into account
Are there any specific infrastructure requirements which need to be provided which may prejudice viability?	none

#### Achievability Conclusions

Development of the site is achievable subject to satisfactory investigation and mitigation of contamination and the cost of clearing and removing existing structures is taken into account.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	Y
Viability	Y
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	45
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	

Number of years to develop the site?	1-2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	20

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and considered suitable. Development is achievable subject to contamination and site preparation costs.

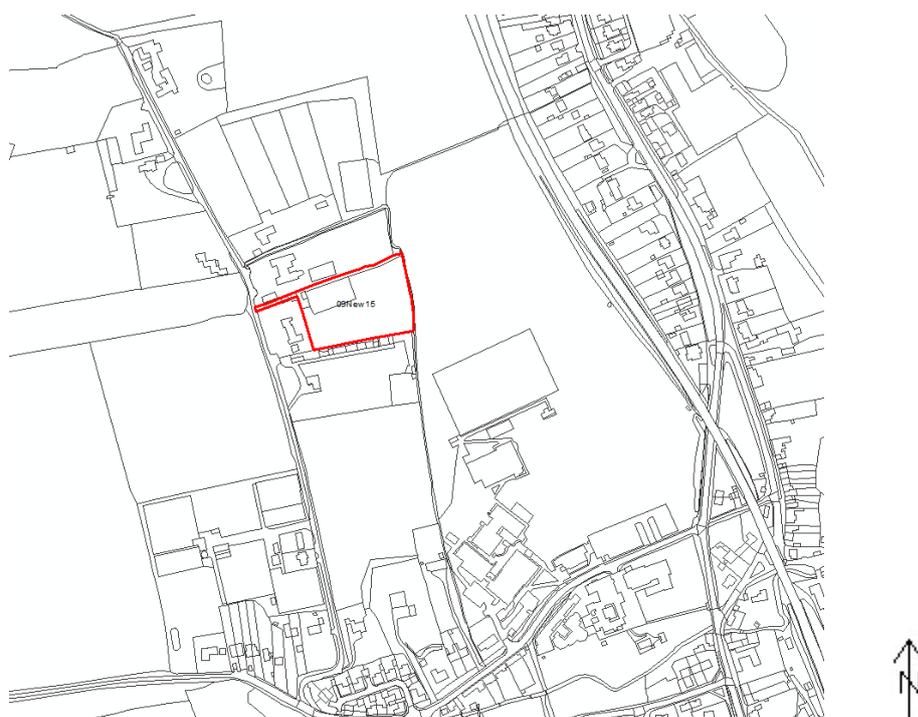
#### Consultation 2015

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
08New15	Y	?	Y	45				

<b>Reference No.</b> 09New15	<b>Site Address:</b> Land to the rear of Branksome Bury Water Lane Newport
<b>Current use</b>	Disused garden/amenity land
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.49
<b>Developable Site Area (ha)</b>	0.34
<b>No of Houses based on SHLAA methodology</b>	10-17
<b>Surrounding Land uses</b>	North - Residential East – school playing fields South – Residential West – Road with agriculture beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	5
Affordable Housing	
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	09New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a very small 1 in 1000 flood risk zone on the southern part of the site, which has the potential to be avoided by development.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3 ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north of Wicken Water Marsh and 500m – 1,000m north west of Newport – Debden Road PRV.

Site Criteria	09New15
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way along the eastern boundary of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on the historic core to any significant degree because of the buffer of trees and present buildings along Bury Water Lane and Whiteditch Lane. Large scale development here would extend the village beyond definable limits, diminishing the sense of place and local distinctiveness of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed 1, 2 and 3 Bury Water Lane, within 100m – 500m south of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south of the site.
Distance from Registered Park and Garden	The site is within 100m – 500m south west of Shortgrove Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 100m – 500m west of a Historic Park or Garden as identified by Uttlesford DC.
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 Gaces Acre bus stop is within 800m north east of the site.

Site Criteria	09New15
node?	
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. The site is approximately 800m from 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) or are new health facilities being provided on site or within 800m of site	The site is over 800m from Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.32km north west of Newport Free Grammar School and 3.34km south west (approximately 5km by road) of Saffron Walden County High School. No additional secondary school provisions are proposed.
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. The call for sites information states that the site can be accessed via Whiteditch Lane.
<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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This site is located on the northern edge of the village. The site is not adjacent to the adopted development limits. Newport is a key village and has a number of services and facilities. The site has planning permission for 2 dwellings. The site is considered suitable for small scale development.

#### Assessment of Achievability

What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	Good
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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?	none

#### Achievability Conclusions

Development of the site is achievable.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	Y
Viability	Y
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	5
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1-2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	3

**Availability Conclusions**

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

**Conclusions 2015**

The site is available and considered suitable and development is achievable.

**Consultation 2015****Parish Council:**

The site is stated as being within 800m of the Coach and Horses bus stop. It is, in fact, a 1126m walk by road.

It is the same distance (0.7 miles/1126m) to the doctors' surgery.

It is 800m from the secondary school in Newport, not 320m. It is 5.3km by road to SWCH – not 3.34km.

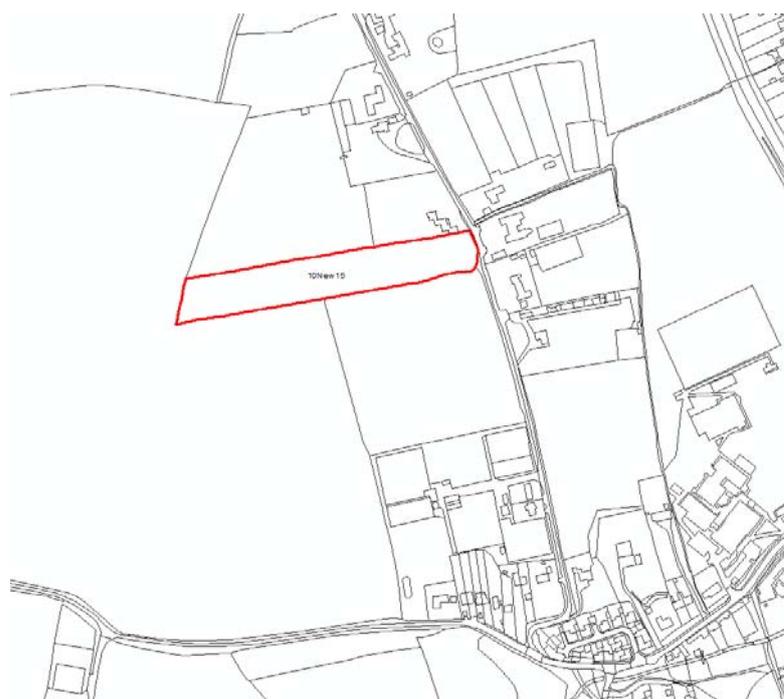
There is NOT a viable route on foot to the main road – there is a lack of footpaths.

**Deliverability Assessment**

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
09New15	Y	Y	Y	5				

<b>Reference No.</b> 10New15	<b>Site Address:</b> Land opposite Branksome Bury Water Lane Newport
<b>Current use</b>	Paddock
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.87
<b>Developable Site Area (ha)</b>	0.61
<b>No of Houses based on SHLAA methodology</b>	16-27
<b>Surrounding Land uses</b>	North - residential / grassland East – Road with residential beyond South – agriculture West – Agriculture
<b>Source of Site</b>	Call for Sites Site with Planning Permission
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	9
Affordable Housing	6
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	10New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is a thin strip of 1 in 1000 flood risk zone across the centre of the site which has the potential to be avoided by development.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is not within any Minerals Safeguarding Areas.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north of Wicken Water Marsh.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.

<b>Site Criteria</b>	<b>10New15</b>
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public right of Way less than 100m east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on the historic core to any significant degree because of the buffer of trees and present buildings along Bury Water Lane and Whiteditch Lane. Large scale development here would extend the village beyond definable limits, diminishing the sense of place and local distinctiveness of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 2 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed 4, 5 and 6 Bury Water Lane, within 100m – 500m south east of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south east of the site.
Distance from Registered Park and Garden	The site is within 100m – 500m west of Shortgrove Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 100m – 500m west of a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Gaces Acre bus stop is within 800m north east of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.

Site Criteria	10New15
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately within 800m north of Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 0.42km north west of Newport Free Grammar School and 3.43km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.
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. The call for sites information states that the site can be accessed via Whiteditch Lane.
<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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This greenfield site lies on the northern edge of the village. The site does not adjoin the adopted development limits but land to the south has planning permission for residential development. Planning permission has been granted on appeal for 15 dwellings (July 2015 UTT/14/1794/OP). The site is considered suitable for development.

#### Assessment of Achievability

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?	None

Achievability Conclusions
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Development of the site is achievable.
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What additional evidence has been submitted?
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Flood Risk:	
Contamination	Y
Viability	Y
Transport	

Assessment of Availability
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Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	15
Between April 2017 and March 2018	
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	1-2
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	8

Availability Conclusions
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The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.
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Conclusions 2015
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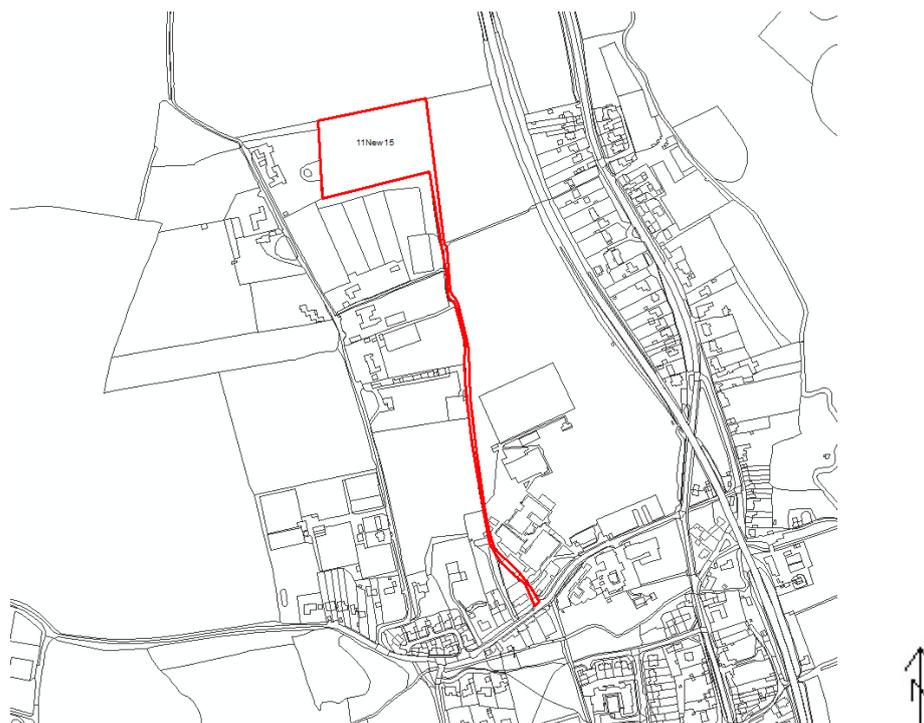
The site is available and development is suitable and development is achievable
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Deliverability Assessment								
	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
10New15	Y	Y	Y	15				

<b>Reference No.</b> 11New15	<b>Site Address:</b> Northern Playing Field Joyce Frankland Academy Bury Water Lane Newport
<b>Current use</b>	School playing field
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.14
<b>Developable Site Area (ha)</b>	1.14
<b>No of Houses based on SHLAA methodology</b>	31-51
<b>Surrounding Land uses</b>	North - Agriculture East – Playing fields South – Paddocks West – Residential
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	15
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	
Residential care home, nursing	

home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	11New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is an area of 1 in 1000 flood risk on the access road for the site. Development would be unlikely to be affected but there may be an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is partially within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A small section of land on the south of the site is within the Sand Gravel MSA, but the majority to the north is not within any MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north west of Wicken Water Marsh and 500m – 1,000m north west of Newport – Debden Road PRV.

<b>Site Criteria</b>	<b>11New15</b>
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	A Public Right of Way traverses the site from north to south through the centre of the development area.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on the historic core to any significant degree because of the buffer of trees and present buildings along Bury Water Lane and Whiteditch Lane. Large scale development here would extend the village beyond definable limits, diminishing the sense of place and local distinctiveness of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site forms part of the school's playing field
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest are the Grade II Listed 1, 2 and 3 Bury Water Lane, within 100m south of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m south of the site.
Distance from Registered Park and Garden	The site is within 100m – 500 south west of Shortgrove Hall.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 100m – 500m south west of a Historic Park or Garden as identified by Uttlesford DC.
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 Grammar School bus stop is within 800m south east of the site.

Site Criteria	11New15
node?	
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately 800m north east of Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 100m west of Newport Free Grammar School and 3.13km south west of Saffron Walden County High School. No additional secondary school provisions are proposed.
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. The call for sites information states that the site can be accessed from Bury Water Lane.
<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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

This site comprising school playing pitches is located at the northern end of the school site. It does not adjoin the village development limits. The access road runs along the boundary of the school and the properties east of Whiteditch Lane. The proposal states that the loss of the playing pitches would still leave adequate land for playing fields for the school. Newport is a key village with a range of services and facilities. Additional development has been permitted along Whiteditch Lane but at the northern end of the lane this has tended to be linear infill development. The development of this site would introduce significant backland development on a site bordering the open countryside. The site is therefore considered unsuitable because development on this site would not contribute to sustainable patterns of development.

Assessment of Achievability	
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?	Cost of access road?

Achievability Conclusions
Development of the site is achievable subject to the cost of achieving a suitable access.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	15
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	N/K
Average annual completion rate for the development	

(i.e. dwellings or floorspace constructed per year).

N/K

**Availability Conclusions**

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

**Conclusions 2015**

The site is available and development is achievable subject to the cost of achieving an acceptable access. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

**Consultation 2015**

Parish Council

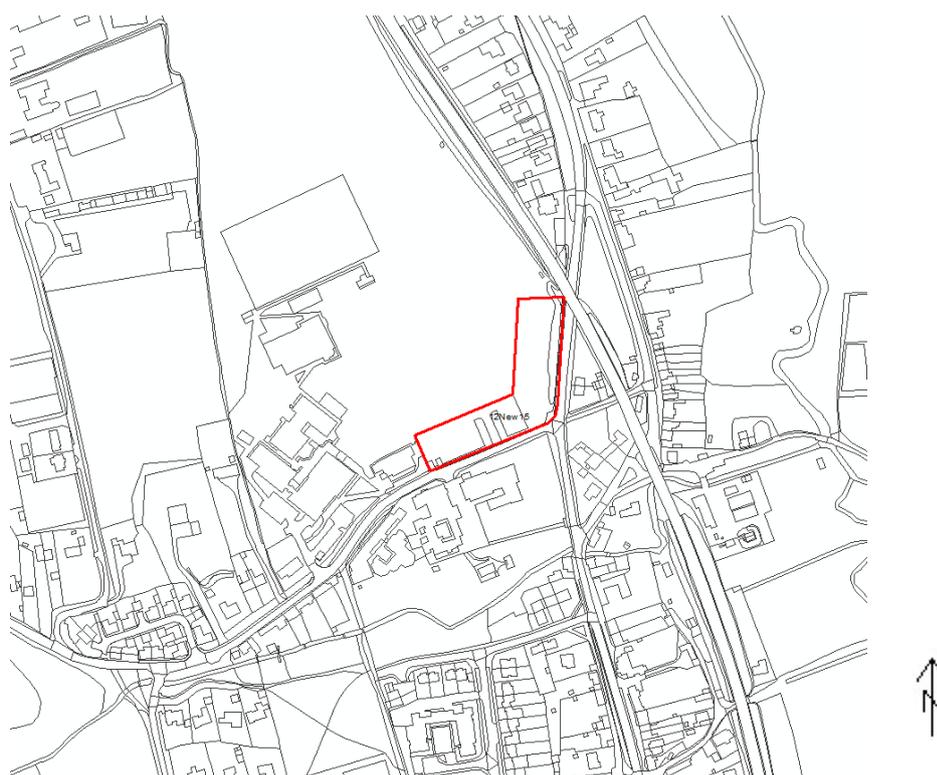
It has been concluded as unsuitable as development on this site would not be sustainable.

**Deliverability Assessment**

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
11New15	N	?	Y					15

<b>Reference No.</b> 12New15	<b>Site Address:</b> Land to the north of Bury Water Lane Joyce Frankland Academy Bury Water Lane Newport
<b>Current use</b>	School car park and part of the schools playing field
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	0.52
<b>Developable Site Area (ha)</b>	0.52
<b>No of Houses based on SHLAA methodology</b>	14-23
<b>Surrounding Land uses</b>	North – Playing fields East - Road with residential beyond South – Road with school beyond West – School buildings
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	15
Affordable Housing	Y
Self-Build / Custom Build	
Housing for older people (use class C3)	

Residential care home, nursing home (use class C2)	
Gypsy or Traveller pitch	
Employment (use class B1)	
Employment (use class B2)	
Employment (use class B8)	
Employment (use class other)	

Site Criteria	12New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Part brownfield (car park), part greenfield (playing field)
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is adjoining the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
Does the site lie within surface water or ground water flooding zones?	There is an area of 1 in 30 flood risk on the eastern boundary with the road and a thin strip of 1 in 1000 risk zone across the site extending from the south east corner of the site. Development has the potential to avoid the area of 1 in 1000 risk but to do so might create a more disjointed development. The 1 in 30 zone on the road boundary could have an impact on site access.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is predominantly within a Minerals Safeguarding Area for Sand Gravel from glacial deposits. A small section of land on the east of the site is not within any MSA but the majority to the west is within the Sand Gravel MSA.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	

<b>Site Criteria</b>	<b>12New15</b>
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m north east of Wicken Water Marsh and 500m – 1,000m north of Newport – Debden Road PRV.
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south east of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
Does site lie within area noted in the Historic Settlement Character Assessment?	The site lies within Sector 3 - North West of village. Development in the east of this sector would result in the loss of important open spaces and trees and detrimentally impact on the adjacent historic core. Development to the west would not impact on the historic core to any significant degree because of the buffer of trees and present buildings along Bury Water Lane and Whiteditch Lane. Large scale development here would extend the village beyond definable limits, diminishing the sense of place and local distinctiveness of the settlement.
Are there any Tree Preservation Orders (TPOs) on the site?	There is a Tree Preservation Order on a tree in or adjacent to the south west corner of the site.
What is the agricultural land value of the site?	The site is not in agricultural use; the western part is used for car parking and the eastern part is unused grassland or has trees on it.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
Distance from Listed Building	There are numerous Listed Buildings located within 1,000m of the site. The nearest is Grade II Listed the Priory, within 100m south east of the site.
Distance from Conservation Area	The Newport Conservation Area is adjacent to the southern and eastern boundaries of the site.
Distance from Registered Park and Garden	The site is within 100m – 500m south west of Shortgrove Hall.

<b>Site Criteria</b>	<b>12New15</b>
Distance from Historic Park or Garden identified by Uttlesford DC	The site is within 100m – 500m south west of a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Grammar School bus stop is within 800m south west of the site.
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The site is more than 800m from a primary school. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed.
Will the site be located within 800 metres walking and cycling distance of a GP surgery (NHS Primary Healthcare Facility) or are new health facilities being provided on site or within 800m of site	The site is approximately within 800m south west of Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The site is approximately 30m north of Newport Free Grammar School and 3.42km south of Saffron Walden County High School. No additional secondary school provisions are proposed.
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. The call for sites information states that the site can be accessed from Bury Water Lane.
<b>Other land uses</b>	
Will there be a net loss of land designated for recreational use?	There will be a loss of part of school recreational playing fields as a result of this development and it is not replaced.
Will there be a net loss of employment land?	Site is not currently employment land and is not proposed for employment development. There would be no net loss of employment land as a result of this development.
Will there be a net loss of retail provision?	Site is not currently retail land and is not proposed for retail development. No loss of retail land and not replaced.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### **Suitability Conclusions**

This site is located adjacent to development limits and conservation area. There are a number of listed buildings opposite the site. There is a TPO in south western corner of site and other TPO in the vicinity. Newport is a key village with a range of services and facilities which are easily accessible from this site. The proposal states that the site forms part of the setting of the cricket field and the school has an overprovision of outdoor space. It is proposed to relocate the car park to another

part of the site within the campus. The site is well related to the village. The school is on a split site either side of Bury Water Lane and this site is located in the middle of the school site and there are concerns about the juxtaposition of the two land uses. The suitability of the site will depend upon how the residential development can be designed to fit within the school site.

Assessment of Achievability	
What is the market strength of the locality? What is the attractiveness of the locality and potential market demand?	The market strength of the locality may be moderated by the proximity to the railway line
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?	Replacement of car park

Achievability Conclusions
Development of the site is achievable subject to acceptable replacement of the car park and design solutions to reduce the impact of the railway line.

What additional evidence has been submitted?	
Flood Risk:	
Contamination	
Viability	
Transport	Y

Assessment of Availability	
Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	
Within a period of 1-5 years ie 2017 - 2022	Y
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace

Before the end of March 2017	
Between April 2017 and March 2018	15
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	N/K
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	N/K

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and development is achievable subject to acceptable replacement of the car park and design solutions to reduce the impact of the railway line. The suitability of the site will depend upon how the residential development can be designed to fit within the school site.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
12New15	?	?	Y		15			

<b>Reference No.</b> 13New15	<b>Site Address:</b> Old Chalk Farm Chalk Farm Lane Newport
<b>Current use</b>	Vacant possession
<b>Any use(s) to be re-provided elsewhere</b>	
<b>Total Site Area (ha)</b>	1.5
<b>Developable Site Area (ha)</b>	0.75 - 1
<b>No of Houses based on SHLAA methodology</b>	20-45
<b>Surrounding Land uses</b>	North - Agriculture East - Agriculture South – Track with scrub/grassland beyond West – Track with scrub/grassland beyond
<b>Source of Site</b>	Call for Sites
<b>Area of Search</b>	Area of Search 13: Key Village - Newport

### Site Location Plan



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Potential uses	Details (no. of houses proposed, employment floorspace m2 etc)
Market Housing	6 }
Affordable Housing	30 } - or
Self-Build / Custom Build	10 }
Housing for older people (use class C3)	
Residential care home, nursing home (use class C2)	

Gypsy or Traveller pitch	Y or
Employment (use class B1)	2500m2
Employment (use class B2)	2500m2
Employment (use class B8)	2500m2
Employment (use class other)	

Site Criteria	13New15
<b>Policy Constraint</b>	
Is the site greenfield or brownfield?	Greenfield
Is the site within, adjoining or beyond the Adopted Development Limits?	The site is beyond the Adopted Development Limits
Is the site located within the Greenbelt?	The site is located outside of the Greenbelt.
Is the site located within the Countryside Protection Zone (CPZ)?	The site is located outside of the Countryside Protection Zone.
Is the site within a Public Safety Zone?	The site is located outside of Public Safety Zones.
<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 rivers or the sea.
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 development.
<b>Pollution</b>	
Which aircraft noise contour does the site lie within?	The site is beyond the 54 LEQ aircraft noise contour at night and during the day.
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 quality.
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 AQMA.
Which ground water source protection zone does the site lie within?	The site is within ground water source protection zone 3:3.
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 Is site within MSA for brick earth or brick clay?	The site is smaller than 3ha and is fully within a Minerals Safeguarding Area for High Purity Chalk (93-98%): Cretaceous White Chalk Subgroup.
Does the site lie within the Waste Consultation Area?	Waste Consultation Areas are yet to be determined by the Waste Planning Authority.
<b>Natural environment</b>	
Proximity of SSSIs (including Impact Risk Zones (IRZ))	The site is beyond any SSSIs.
Proximity of NNRs	The site is more than 1,000m from a National Nature Reserve.
Proximity of Local Wildlife Site(s)	The site is within 100m – 500m south of Newport- Debden Road PRV and 500m – 1,000m north of Kiara Pastures.

Site Criteria	13New15
Proximity of Ancient Woodland(s)	The site is more than 1,000m from an Ancient Woodland.
Proximity to Local Geological Site(s)	The site is over 1000m from a Local Geological Site
Proximity to National Trails and public rights of way networks	There is a Public Right of Way less than 100m south west of the site.
Will the site be located in an area noted for its high sensitivity to change (from Uttlesford Landscape Character Assessment)?	The site is within the A1 Cam River Valley category of the Landscape Character Assessment. It has a relatively high sensitivity to change.
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 principal effect 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 and also extend the village beyond clearly defined landscape features. Development on rising landscape would further impact on views out of the conservation area and views in from the Debden approach.
Are there any Tree Preservation Orders (TPOs) on the site?	There are no Tree Preservation Orders on the site.
What is the agricultural land value of the site?	The site is grade 3 agricultural land.
<b>Historic Environment</b>	
Distance from Scheduled Ancient Monument	The site is more than 1,000m from a Scheduled Ancient Monument.
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 east of Pond Cross Farm, within 100m – 500m north west of the site.
Distance from Conservation Area	The Newport Conservation Area is within 100m – 500m north west of the site.
Distance from Registered Park and Garden	The site is more than 1,000m from a Registered Park or Garden.
Distance from Historic Park or Garden identified by Uttlesford DC	The site is more than 1,000m from a Historic Park or Garden as identified by Uttlesford DC.
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 node?	The Station road bus stops are within 800m west of the site.

Site Criteria	13New15
Will the site be located within 800 metres of a primary school or is a new primary school being provided on site or within 800m of site?	The Newport Primary School over 800m from the site. No additional primary school provisions are proposed.
Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site?	The site is over 800m from any significant shopping facilities. No additional shopping provisions are proposed. 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) or are new health facilities being provided on site or within 800m of site	The site is over 800m of Newport GP Surgery. No additional healthcare provisions are proposed.
Will the site be located within 4.8km of a secondary school or is a new secondary school being provided on site or within 800m of site?	The Newport Free Grammar School is approximately 1.07km north west of the site. No additional secondary school provisions are proposed.
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 call for sites information states that the site can be 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. No loss of recreational land and not replaced.
Will there be a net loss of employment land?	Site is currently not employment land and the proposal includes the potential for employment provisions. 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?	Development on this site mentions the potential for employment use but it is unclear if this is retail.
If known, are any additional uses/ infrastructure (including green infrastructure) being provided on site?	None known.

#### Suitability Conclusions

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.

#### Assessment of Achievability

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	none

features which need to be overcome and where cost of mitigation measures may prejudice viability?	
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 the access road.

#### Achievability Conclusions

Development of the site is achievable subject to achieving a suitable access road.

#### What additional evidence has been submitted?

Flood Risk:	
Contamination	
Viability	
Transport	

#### Assessment of Availability

Ownership	
Sole owner	Y
Multiple owners	N
Availability confirmed by owner(s)	Y
Legal or ownership issues	None
Availability	
Before end of March 2017	Y
Within a period of 1-5 years ie 2017 - 2022	
Within a period of 5 – 10 years ie 2022 - 2027	
Within a period of 10-15 years ie 2027 – 2033	
After 15 years ie after 2033	
	number of dwellings or floorspace
Before the end of March 2017	
Between April 2017 and March 2018	Y
Between April 2018 and March 2019	
Between April 2019 and March 2020	
Between April 2020 and March 2021	
After March 2021	
Number of years to develop the site?	
Average annual completion rate for the development (i.e. dwellings or floorspace constructed per year).	

#### Availability Conclusions

The site is considered available for development; it has been promoted through the Call for Sites process with landownership and intentions known.

#### Conclusions 2015

The site is available and development is achievable subject to achieving a suitable access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development.

#### Consultation 2015

##### Parish Council

The distance to the Primary School 0.8 on foot, 1.1 by road, to the bus stop 0.4 on foot, 1.2 by road, to the Village shop 0.9, to the Surgery 1.1, and to the Joyce Frankland Academy 1.1 miles.

#### Deliverability Assessment

	Suitable	Achievable	Available	Deliverable Capacity Prior to year 1	Deliverable Capacity Years 1-5	Developable Capacity Years 5-10	Developable Capacity years 10-15	Capacity not currently developable
13New15	N	?	Y					46 or employment land