

# Broomfield Neighbourhood Plan

Site Options and Assessment

Broomfield Parish Council

February 2020

## Quality information

Prepared by	Checked by	Verified by	Approved by
Tim Fearn Senior Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director	Una McGaughrin Associate Director

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### Prepared for:

Broomfield Parish Council

### Prepared by:

Tim Fearn  
Senior Planner

AECOM Limited  
Aldgate Tower  
2 Leman Street  
London E1 8FA  
United Kingdom  
aecom.com

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## Abbreviations used in the report

### Abbreviation

BPC	Broomfield Parish Council
CCC	Chelmsford City Council
CSDCP	Core Strategy and Development Control Policies
Ha	Hectare
NCAAP	North Chelmsford Area Action Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
QB	Qualifying Body
SLAA	Strategic Land Availability Assessment
TPO	Tree Preservation Order

# 1. Executive Summary

The Broomfield Neighbourhood Plan, which will cover the whole of Broomfield Parish, is being prepared in the context of the adopted Chelmsford Core Strategy and the emerging Chelmsford Local Plan. Broomfield Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan in order to guide development in the parish towards locations which will preserve and enhance the setting of the village of Broomfield. The assessment of sites is informed by a Landscape Appraisal prepared for the Neighbourhood Plan which identifies the areas of the parish with the most capacity for development, and by the potential contribution of development towards infrastructure identified as important through the Neighbourhood Plan consultation process, including active travel provision and community facilities.

Broomfield is classified as a Key Defined Settlement in the adopted Core Strategy, and as a Key Service Settlement in the emerging Local Plan. The spatial strategy in the emerging plan is designed for direct growth to the higher order settlements, including the Key Service Settlements outside the Green Belt, whilst respecting existing settlement patterns and avoiding sprawl and coalescence. Broomfield is expected to deliver approximately 200 homes over the period of the emerging Local Plan through its share of a strategic allocation north of Broomfield Hospital. Beyond this allocation, no specific housing requirement has been set for the parish and it is not imperative that the Neighbourhood Plan allocates sites for development in order to meet a housing target.

Although Broomfield is relatively free of environmental constraints, it sits on the western edge of the Chelmer Valley within a landscape which is quite sensitive to new development since it is visible from across the valley and the northern edge of Chelmsford. The valley acts as a buffer between the village of Broomfield and new development to the north-east of Chelmsford at Beaulieu Park, and it is designated as a 'Green Wedge' in the emerging Local Plan to safeguard its role in limiting coalescence and in providing opportunities for recreation and biodiversity. Opportunities for the westwards expansion of the village are limited by the sensitivity to change of the open farmland which rises steadily upwards from the edge of the settlement towards the Pleshey Farmland Plateau.

This site assessment considers 30 potential development sites, taking into account policies in both the adopted Core Strategy and emerging Local Plan as well as national planning criteria to establish which, if any, of the sites are suitable for development. These sites include those which were promoted through the Local Plan process and new sites which have been promoted through the Neighbourhood Plan Call for Sites. As there is no housing requirement for the neighbourhood area beyond that to be delivered through the strategic Local Plan allocation, the need for additional development will need to be justified through the Neighbourhood Plan and should be discussed with the Local Planning Authority to ensure the proposals will be supported.

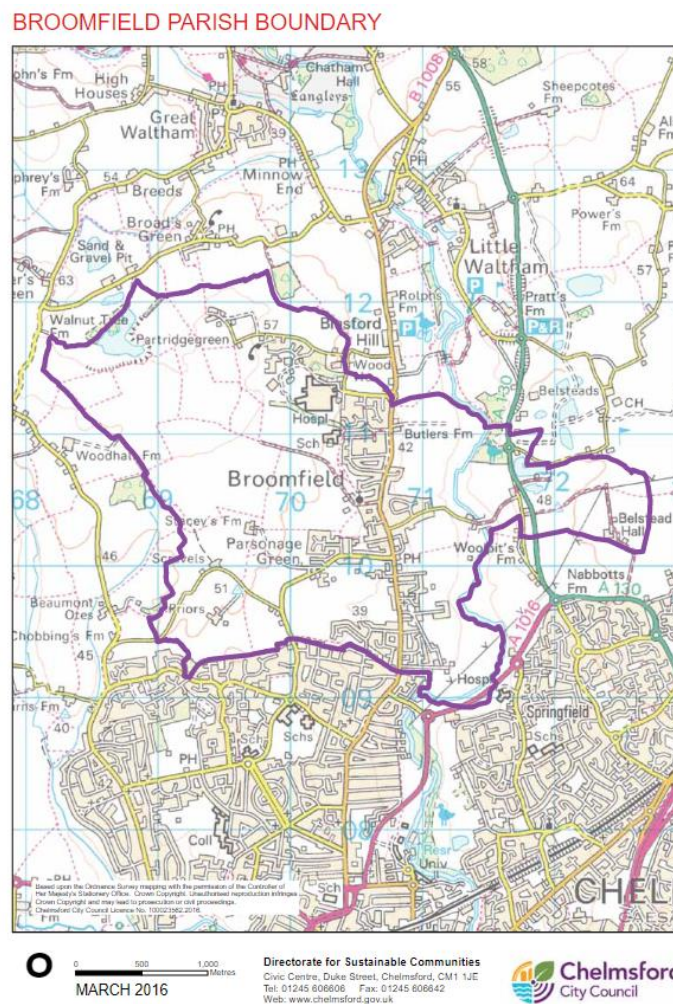
The conclusions of the site assessment are that one site is suitable for allocation and that a further 12 sites are potentially suitable for allocation either in their entirety or in part, subject to constraints being addressed and to due consideration of Local Plan policy. One site is considered potentially suitable for allocation for business and commercial use, subject to the requirements of policies in the Local Plan. Nine sites are considered unsuitable for allocation, although two of these sites may be suitable for designation as Local Green Space in the Neighbourhood Plan. The remaining seven sites form part of larger sites or share similar boundaries, and therefore separate conclusions have not been presented for these sites.

This assessment is the first step in the consideration of site allocations. From the shortlist of potentially suitable sites identified in this report, the Parish Council should engage with Chelmsford City Council (CCC) and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the housing need for the plan area.

## 2. Introduction

### Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Broomfield Neighbourhood Plan (NP) on behalf of Broomfield Parish Council (BPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government in September 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The neighbourhood plan, which will cover the whole parish of Broomfield (see **Figure 2.1**), is being prepared in the context of the Chelmsford Local Development Framework and the Chelmsford Draft Local Plan. Neighbourhood plans are required to have regard to the strategic policies of adopted Local Plans and have regard to emerging Local Plans.
- 2.4 Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.



**Figure 2.1: Broomfield Neighbourhood Plan Area. Source: Chelmsford City Council, 2016.**

- 2.5 The Core Strategy and Development Control Policies (CSDCP) document was adopted by Chelmsford Borough Council in February 2008. It provides policies to manage the borough's strategic growth from 2001 to 2021, alongside policies for determining planning applications. The CSDCP states that 14,000 new homes will be provided in Chelmsford over the plan period and sets a housing requirement for settlements across the borough based on the settlement hierarchy. Broomfield is identified as a 'Key Defined Settlement' in the hierarchy and is expected to contribute towards an overall requirement of 4,239 dwellings to be delivered in the Chelmsford urban area, South Woodham Ferrers and the Key Defined Settlements.
- 2.6 The CSDCP also states that new neighbourhoods north of Chelmsford will provide a further 4,000 dwellings. The North Chelmsford Area Action Plan (NCAAP), adopted in July 2011, allocates sites and contains policies to guide the development of these new neighbourhoods. The NCAAP sets a limit of up to 800 new homes to be delivered in North West Chelmsford, distributed across four site allocations which are wholly or partly in Broomfield Parish, and a further 3,200 homes in North East Chelmsford, distributed across 22 allocated sites, four of which are either wholly or partly within Broomfield Parish.
- 2.7 CCC is also preparing a new Local Plan, which was submitted for examination in June 2018. Broomfield is defined as a 'Key Service Settlement' where strategic growth will be focused, and an area adjacent to Broomfield Hospital is identified as a 'Strategic Growth Site'. The site is expected to deliver approximately 450 new homes and a neighbourhood centre. Around 45% of the site is within Broomfield Parish, with the remainder in Little Waltham Parish.
- 2.8 Beyond the North of Broomfield allocation, no additional growth targets have been set for Broomfield in the draft plan, and it is therefore not imperative that the NP allocates land for housing or other uses. However, BPC intend to identify sites which may be able to deliver additional housing which meets local needs, as well as possible community uses, and may consider allocating such sites in the NP, particularly where development has the potential to contribute to and enhance local infrastructure provision.
- 2.9 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

## 3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>1</sup>, Neighbourhood Planning (updated February 2018)<sup>2</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>3</sup>. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

### Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment.
- 3.3 For the Broomfield NP, this included sites identified in the Broomfield Neighbourhood Plan Call for Sites consultation undertaken by Broomfield Parish Council between October and November 2019.
- 3.4 The most recent update of the Strategic Land Availability Assessment (SLAA) for Chelmsford City Council was reviewed to identify sites within the neighbourhood area.
- 3.5 Sites identified through the Call for Sites consultation which had not already been assessed through the SLAA were appraised using AECOM's site assessment pro-forma.

### Task 2: Gathering Information for Site Assessments

- 3.6 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>4</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.7 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).

<sup>1</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>2</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning-2>

<sup>3</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>4</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>



- Availability

## Task 3: Site Assessment

3.8 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task 4: Consolidation of Results

- 3.9 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 3.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

## Task 5: Indicative Housing Capacity

- 3.11 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 3.12 Where there are no estimated figures provided, the density assumption of 30 dph is used in accordance with Policy DC3 of the CSDCP (2008) and the recent Housing Implementation Strategy (November 2018)<sup>5</sup>, submitted as evidence to the Local Plan examination.

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<sup>5</sup> Available at [www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/](http://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/)

## 4. Policy Context

- 4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (2019)<sup>6</sup> and is supported by Planning Practice Guidance<sup>7</sup> (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 The key documents making up the adopted statutory development plan (Chelmsford Local Development Framework 2001-21) for Broomfield are:
- Core Strategy and Development Control Policies (2008)<sup>8</sup>;
  - North Chelmsford Area Action Plan (2011)<sup>9</sup>; and
  - Focused Review – Core Strategy and Development Control Policies (2013)<sup>10</sup>.
- 4.5 Chelmsford City Council (CCC) is in the process of preparing a single Local Plan covering the whole of the City Council's area. When adopted, this will replace all of the existing development plan documents listed above and will cover the period to 2036. The new local Plan is currently subject to Examination in Public by a Planning Inspector appointed by the Secretary of State. Adoption is anticipated in late 2019 or early 2020. The most recent iteration of the new Local Plan is listed below:
- Chelmsford Pre-Submission Local Plan and Policies Map (2018)<sup>11</sup>
- 4.6 Following the end of the examination hearings, CCC consulted on proposed modifications to the Local Plan between August and September 2019. These modifications are required to allow the plan to be found sound by the Planning Inspector, and the pre-submission Local Plan should be read in conjunction with the following proposed modifications:
- Schedule of Proposed Main Modifications (2019)<sup>12</sup>.
- 4.7 The village of Broomfield contains a Conservation Area which covers the historic village centre. Chelmsford Borough Council prepared a Conservation Area Character Appraisal<sup>13</sup> in 2009 which identifies heritage assets and provides guidance to shape future development in and around the Conservation Area.
- 4.8 To aid the preparation of the NP, BPC commissioned a Landscape Appraisal to identify landscape characteristics and sensitivities across the parish. The final report<sup>14</sup>, published in February 2019, assesses the capacity of eight discrete areas to accommodate new development and provides guidance on measures to mitigate the impact of development.
- 4.9 The relevant policies and findings of the above documents are highlighted below.

<sup>6</sup> Available at [www.gov.uk/guidance/national-planning-policy-framework](http://www.gov.uk/guidance/national-planning-policy-framework)

<sup>7</sup> Available at [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>8</sup> Available at [www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/existing-local-plans/](http://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/existing-local-plans/)

<sup>9</sup> Available at [www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/existing-local-plans/](http://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/existing-local-plans/)

<sup>10</sup> Available at [www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/existing-local-plans/](http://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/existing-local-plans/)

<sup>11</sup> Available at [www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/](http://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/)

<sup>12</sup> Available at [www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/](http://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/local-plan-examination-documents/)

<sup>13</sup> Available at [www.chelmsford.gov.uk/planning-and-building-control/conservation-areas-and-listed-buildings/conservation-areas-in-chelmsford/](http://www.chelmsford.gov.uk/planning-and-building-control/conservation-areas-and-listed-buildings/conservation-areas-in-chelmsford/)

<sup>14</sup> Available at [www.essexinfo.net/broomfield-neighbourhood-plan-2/landscape-appraisal/](http://www.essexinfo.net/broomfield-neighbourhood-plan-2/landscape-appraisal/)

## Planning Policy

### National Planning Policy Framework (2019)

- 4.10 The policies of relevance to development in Broomfield are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 4.11 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.12 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.13 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - The development would re-use redundant or disused buildings and enhance its immediate setting;
  - The development would involve the subdivision of an existing residential dwelling; or
  - The design is of exceptional quality, in that it:
    - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 4.14 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

### Core Strategy and Development Control Policies (2008)

- 4.15 The policies of relevance to development in Broomfield include:
- 4.16 **Policy CP7 – Area Action Plans** sets out the council's intention to prepare and implement the North Chelmsford Area Action Plan (NCAAP), which will allocate land for 'greenfield' development to the north-east of Springfield, and to the west/north-west of the Broomfield area.
- 4.17 **Policy CP9 – Protecting Areas of Natural and Built Heritage and Archaeological Importance** sets out a commitment to the protection and enhancement of the natural and historic environment, including through designation of Conservation Areas and Green Wedges.
- 4.18 **Policy CP15 – Meeting the Housing Needs of our Communities** sets out the requirement for a mix of dwelling types and sizes, and the criteria in which rural 'exception' sites may be allocated (in conjunction with Policies DC31 and DC32).
- 4.19 **Policy CP22 – Securing Economic Growth** emphasises the role of the NCAAP in allocating sites to attract economic investment and secure job growth.
- 4.20 **Policy DC3 – Managing Development Density in Different Locations** sets out expectations on density which indicate that development within Broomfield's Defined Settlement boundary would normally be between 30 and 60 dwellings per hectare, depending on site context.
- 4.21 **Policy DC3 – Managing Development Density in Different Locations** sets out that planning permission for development in the Green Wedge will only be granted for:

- development directly associated with agriculture, forestry, leisure and recreational uses or nature conservation; or
- essential facilities for outdoor sport or recreation, nature conservation areas, cemeteries and for other uses of land which preserve the open character of the Green Wedge, and which do not conflict with the purposes of the Green Wedge designation; or
- the limited alteration, extension, or replacement of existing dwellings; or limited alteration or extension of existing institutional or community uses, such as schools; or
- Park and Ride facilities or other essential infrastructure, if no suitable site outside a Green Wedge or the Metropolitan Green Belt is available.

## North Chelmsford Area Action Plan (2011)

- 4.22 The North Chelmsford Area Action Plan (NCAAP) sets out how CCC will manage development growth in North Chelmsford up to 2021, and then beyond. It implements in detail the Spatial Strategy contained within the Core Strategy and Development Control Policies document, by setting out a series of themes and objectives which reflect the Strategic Objectives in the Core Strategy, as well as allocating sites for development.
- 4.23 The following objectives and site allocations are of particular relevance to Broomfield.
- 4.24 **Objective MG2 – Managing and Limiting Growth** seeks to provide education, health and community infrastructure to support new neighbourhoods and address the existing deficiencies in the Broomfield area.
- 4.25 **Objective MG3 – Containing Urban Growth** seeks to ensure that new development at North West Chelmsford is planned in relation to specific local opportunities, constraints and requirements, and establish Defined Settlement boundaries for Broomfield to contain development.
- 4.26 **Objective EPE1 – Protecting Natural and Built Resources** defines the Chelmer Valley Green Wedge, ancient monuments, conservation areas, registered parks and gardens, and protect, enhance and create biodiversity networks.
- 4.27 **Objective ECP1 – Maintaining Economic Competitiveness** seeks to enable the continued prosperity of key businesses and employers in the Plan area, in particular Broomfield Hospital.
- 4.28 **Site Allocation 1 – Land north of Hospital Approach and south of Woodhouse Lane** allocates land directly east of Broomfield Hospital for 150-200 new homes and a local centre providing up to 3000 sq. m. gross floorspace for employment and retail use, and accommodation for a two GP doctors' surgery (requirement subsequently varied).
- 4.29 **Site Allocation 2 – Land to south and west of Broomfield Place and Broomfield Primary School** allocates land to the south of the village centre for 150-200 new homes, a two-form entry primary school with early years and childcare provision, and non-residential community uses. Development on this site has not commenced, and the allocation has been withdrawn from the draft Local Plan.
- 4.30 **Site Allocation 4 – Land north of Copperfield Road** allocates land adjacent to existing development in the northwest of Chelmsford for 220-270 new homes, primarily in the form of houses with gardens.
- 4.31 **Site Allocation 5 – Land west of the green way** allocates a large area of land north of the A130 and east of Essex Regiment Way for housing-led development. The majority of the allocation is in Springfield Parish, but the northern part falls within Broomfield. Development will be predominantly houses, and densities range from 30-50 dwellings per hectare. The highest densities will be concentrated in 2-3 storey blocks of flats along a new spine boulevard. The allocation is also expected to deliver new schools, recreational facilities, employment floorspace and a Gypsy and Traveller site.
- 4.32 **Site Allocation 6 - Land north and south of Belsteads Farm Lane and Channels Golf Course** allocates golf course land for residential development. The majority of the allocation is

in Little Waltham Parish, but the southern part (south of Falcon Bowling Club) falls within Broomfield. Development will be predominantly houses, at densities of between 30-40 dwellings per hectare. The allocation is also expected to deliver leisure uses, places of worship and conference facilities.

- 4.33 **Broomfield Hospital Special Policy Area** enables the operational and functional requirements of Broomfield Hospital to be planned in a strategic and phased manner as it is outside the defined settlement of Broomfield where ordinarily policy would constrain new development. Development at the hospital will be considered in the context of the masterplan approved in 2003.

## Core Strategy and Development Control Policies – Focused Review (2013)

- 4.34 The Focused Review updated several of the policies in the 2008 Core Strategy. The revised policies of relevance to development in Broomfield include:
- 4.35 **Policy CP1 - Securing Sustainable Development** promotes and secure sustainable development. This means linking housing and employment needs and directing development to locations supported by effective transport provision.
- 4.36 **Policy CP5 – Containing Urban Growth** sets out that growth will be contained by defining the physical limit of the Urban Areas of Chelmsford and the Defined Settlements. The character and beauty of rural areas beyond the Green Belt will be protected, while rural economies and economies will be supported.
- 4.37 **Policy CP15 – Meeting the Housing Needs of our Communities** sets out the requirement for development to provide a mix of dwelling types and sizes, as well as affordable housing requirements (in conjunction with Policies DC31 and DC32).
- 4.38 **Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt** sets out that the countryside within the Rural Area beyond the Metropolitan Green Belt will be protected for its intrinsic character and beauty.
- 4.39 **Policy DC12 – Infilling in the Countryside** sets out the criteria under which planning permission will be granted for residential infilling outside the Urban Areas or Defined Settlement boundaries.
- 4.40 **Policy DC31 – The provision of Affordable Housing** sets a 35% target for affordable housing on all development sites which:
- have a capacity of 15 or more dwellings; or
  - comprise an area of 0.5ha or larger; or
  - lie within a small rural Defined Settlement and have a capacity for 5 or more dwellings.
- 4.41 **Policy DC32 - Rural Housing Need** sets out the criteria under which permission may be granted for affordable housing on small sites within or adjoining small rural Defined Settlements in order to meet local rural housing need. The policy states that some market housing may be acceptable to cross-subsidise affordable homes.

## Chelmsford Draft Local Plan – Pre-Submission Document (2018) and Schedule of Proposed Main Modifications (2019)

- 4.42 The draft Local Plan was submitted for examination in January 2018, and as part of the examination a schedule of proposed modifications was subject to consultation in summer 2019. The policies of relevance to development in Broomfield (including proposed modifications where applicable) include:
- 4.43 **Strategic Policy S1 – Spatial Principles** seeks to locate development at well-connected and sustainable locations, focusing growth at the higher order settlements, and respecting the

existing development pattern and hierarchy of other settlements. It aims to respect the character and appearance of landscapes and the built environment, and to preserve or enhance the historic environment and biodiversity.

- 4.44 **Strategic Policy S2 – Securing Sustainable Development** sets out that the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 4.45 **Strategic Policy S5 – Conserving and Enhancing the Historic Environment** sets out that the Council will designate Conservation Areas and keep them under review, and will place great weight on the preservation and enhancement of designated heritage assets and their setting. In addition, it will seek to conserve and where appropriate enhance the significance of non-designated heritage assets.
- 4.46 **Strategic Policy S6 – Conserving and Enhancing the Natural Environment** sets out the Council’s commitment to the conservation and enhancement of the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution.
- 4.47 **Strategic Policy S8 – Housing and Employment Requirements** sets out the housing requirement of a minimum of 18,515 net new homes over the plan period to 2036. It also allocates 9 new permanent Gypsy and Traveller pitches over the same period, and provides for 24 new permanent Travelling Showpeople plots.
- 4.48 **Strategic Policy S9 – The Spatial Strategy** identifies Broomfield in the Settlement Hierarchy as a ‘Key Service Settlement’ outside the Green Belt. It is within Growth Area 2 (‘North Chelmsford’), with a strategic allocations for 450 homes at ‘Site 6 – North of Broomfield’, which is partly within Broomfield and partly within Little Waltham. The remainder of the parish does not have a specific housing allocation.
- 4.49 **Strategic Growth Site 6 – North of Broomfield** allocates land to the north of Woodhouse Lane and west of Blasford Hill (marked as ‘6’ on the Local Plan policies map at **Figure 4.1**) for around 450 homes, a neighbourhood centre and a standalone early years and childcare nursery. Approximately half of the allocation is in Broomfield, with the remainder in Little Waltham. The policy sets masterplanning principles which are expected to guide development across the whole site.
- 4.50 **Policy SPA1 – Broomfield Hospital Special Policy Area** sets out policies to support health related proposals which support the role, function and operation of Broomfield Hospital. This includes optimising access by public transport; strengthening the network of pedestrian routes and spaces; and limiting the scale and mass of buildings at the edge of the estate. New development proposals at Strategic Growth Site 6 - North of Broomfield, to the north of the Hospital, will incorporate a new access road from Main Road (B1008), providing the opportunity for the Hospital to extend this road across land to be safeguarded within the Hospital campus, ensuring successful integration with the existing internal road network of the Hospital. The Special Policy Area is marked as ‘SPA’ on the map at **Figure 4.1**.

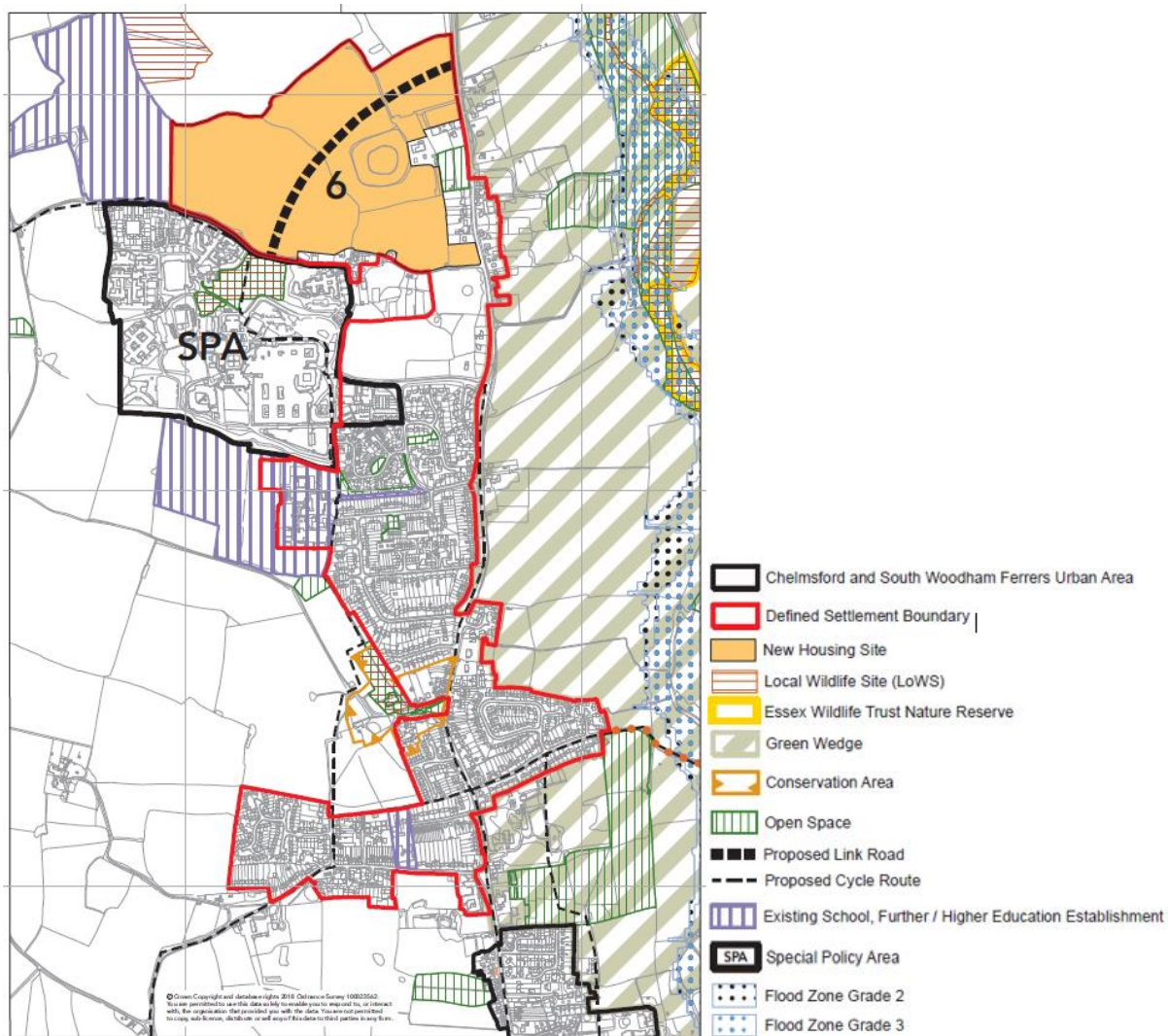


Figure 4.1: Broomfield Policies Map. Source: Chelmsford Pre-Submission Local Plan, 2018.

**Policy CO3 – New Buildings and Structures in the Green Wedge** sets out the scale and type of development which is acceptable within the Green Wedge, a local landscape designation that recognises the crucial role of the main river valleys in providing important open green networks for wildlife, flood storage capacity, leisure and recreation and sustainable means of transport. The Green Wedge also has an important role in preventing settlement coalescence and maintaining a sense of place and identity for neighbourhoods.

The policy states that permission will be granted for new buildings and structures where development does not conflict with the purposes of the Green Wedge designation, and is for:

- a local community facility where there is a demonstrated need; or
- a local community facility that supports the role and function of the Green Wedge; or
- agriculture and forestry or where it supports the sustainable growth and expansion of an existing, authorised and viable business where it can be demonstrated that there is a justified need; or
- local transport infrastructure and other essential infrastructure or development which supports existing or potential utility infrastructure where the Green Wedge or location is appropriate and the benefits of which override the impact on the designation; or
- appropriate facilities for outdoor sport, outdoor recreation and cemeteries; or
- a rural worker’s dwelling in accordance with Policy CO8; or
- infilling in accordance with Policy CO5; or
- limited affordable housing for local needs in accordance with Policy HO2; or
- extensions or alterations to buildings in accordance with Policy CO7; or

- redevelopment of previously developed land in accordance with Section B of this Policy; or
- replacement buildings in accordance with Section C of this Policy; or
- residential outbuildings in accordance with Section D of this Policy.

The policy is supplemented by Sections B to D which set out the criteria under which permission will be granted for the redevelopment of previously developed land and the construction of replacement dwellings and outbuildings.

- 4.51 **Policy CO5 – Infilling in the Green Belt, Green Wedge, and Rural Area** sets out that planning permission will be granted for infilling in the Green Wedge provided that the site is a small gap in an otherwise built-up frontage; and the development does not detract from the existing character or appearance of the area, and would not unacceptably impact on the function and objectives of the designation.

## Evidence Base

### Broomfield Conservation Area Character Appraisal (2009)

- 4.52 The Conservation Area Character Appraisal report identifies the character and qualities of the Broomfield Conservation Area (see **Figure 4.2**) and puts forward proposals for its management and enhancement. It sets out the key designated and non-designated heritage assets in the village's historic core, as well as important views, tree groups and focal buildings, and is a material consideration in the determination of planning applications.
- 4.53 The Character Appraisal states that the village appears to have developed as a small agricultural and commercial settlement along a key north-south route linking Chelmsford with Braintree and Long Melford (now the B1008 Main Road). It highlights the open character of Church Green and the surrounding buildings and its separation from the more modern development to the south and east of the Conservation Area. St Mary's Church, The Hall and the King's Arms Public House are identified as key landmarks.
- 4.54 The Conservation Area contains eight individual listed buildings (mainly residential/domestic), the most significant being the Grade II\* listed St. Mary's Church, the tower of which is a scheduled monument. A further residential building is locally listed, as is the war memorial on Church Green. With the exception of a collection of late 20<sup>th</sup> century buildings south of Church Green, all of the buildings within the Conservation Area are judged to make a positive contribution to its character.
- 4.55 The Character Appraisal sets out opportunities to enhance the Conservation Area, which are primarily minor recommendations aimed at ensuring boundary treatments, architectural detailing, street furniture and surfacing contribute to an overall sense of coherence across the historic centre of the village. While it does not provide guidance for future development within the Conservation Area, it identifies important views from outside the Conservation Area towards St Mary's Church and The Hall, including across open fields to the northwest and southwest. These views would have the effect of limiting the potential for development along the western and southern edges of the Conservation Area where it protrudes from the existing built-up area.





Figure 4.2: Broomfield Conservation Area. Source: Chelmsford City Council, 2013.

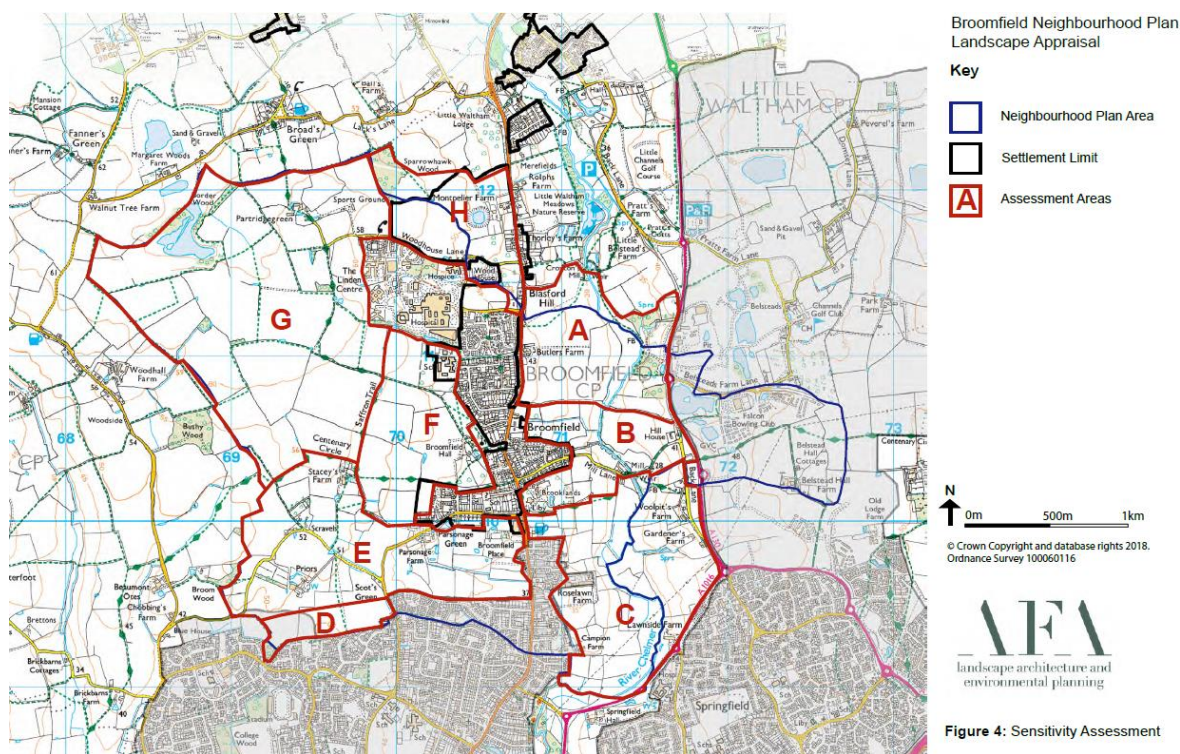
## Broomfield Neighbourhood Plan Landscape Appraisal – Final Report (2019)

4.56 The Broomfield NP Landscape Appraisal report was prepared to provide robust evidence for policies in the emerging Neighbourhood Plan and to inform judgements on the sensitivity and capacity of land to accommodate housing and employment development. A total of eight areas were assessed for the report, covering the entire parish (and in some cases extending beyond the boundary) apart from the principal built-up areas of Broomfield and north Chelmsford. These areas are listed below and illustrated on the map in **Figure 4.3**:

- Area A: Chelmer Valley at Butler’s Farm
- Area B: Chelmer Valley at Mill Lane
- Area C: Chelmer Valley at Roselawn and Campion Farms
- Area D: Northwest Chelmsford Between Patching Hall Lane and Hollow Lane
- Area E: Broomfield Place to Broom Wood
- Area F: West of Broomfield
- Area G: West Broomfield Plateau Farmland
- Area H: North Broomfield

4.57 Of these areas, C, D, E and H are identified as having the potential to accommodate limited residential development, whilst A, B, F and G are considered to be especially sensitive and should be retained as open countryside and landscape which forms a setting for Broomfield. No areas are identified as suitable for commercial development. The report recommends that future growth in Broomfield should be directed towards a number of small to modest

developments which are sensitively designed to conserve the character of the existing settlement and to contribute to the conservation and enhancement of Broomfield’s setting. It sets out a series of guidelines intended to guide future development and inform the management of the landscape around the existing settlement.



**Figure 4.3: Broomfield Neighbourhood Plan Assessment Areas. Source: Broomfield Neighbourhood Plan Landscape Appraisal (2019)**

### Other supporting evidence

- 4.58 The development of the Neighbourhood Plan objectives has also been informed by the Broomfield Village Design Statement (2011) and Community Landscape Character Statement (2010), which set out considerations regarding the preservation and enhancement of landscapes and the built environment within the parish.
- 4.59 The Landscape Character Statement highlights distinct landscape areas, sets out priorities for preserving these areas, and highlights possible opportunities for improvement. Many of its recommendations are taken forward in the Landscape Appraisal report (2019).
- 4.60 The Village Design Statement has been adopted as Supplementary Planning Guidance by CCC and is used in the determination of planning applications in Broomfield. It sets out priorities for transport improvements, including possible new cycle routes, and guidance on design, including on the scale of new development and its relationship with the existing built-up area and the wider landscape. It is recommended that any site allocations policies in the Neighbourhood Plan reflect the objectives of the design statement, and opportunities for development to contribute to sustainable/active travel networks are explored during detailed discussions with landowners.

# 5. Site Assessment

## Identified sites

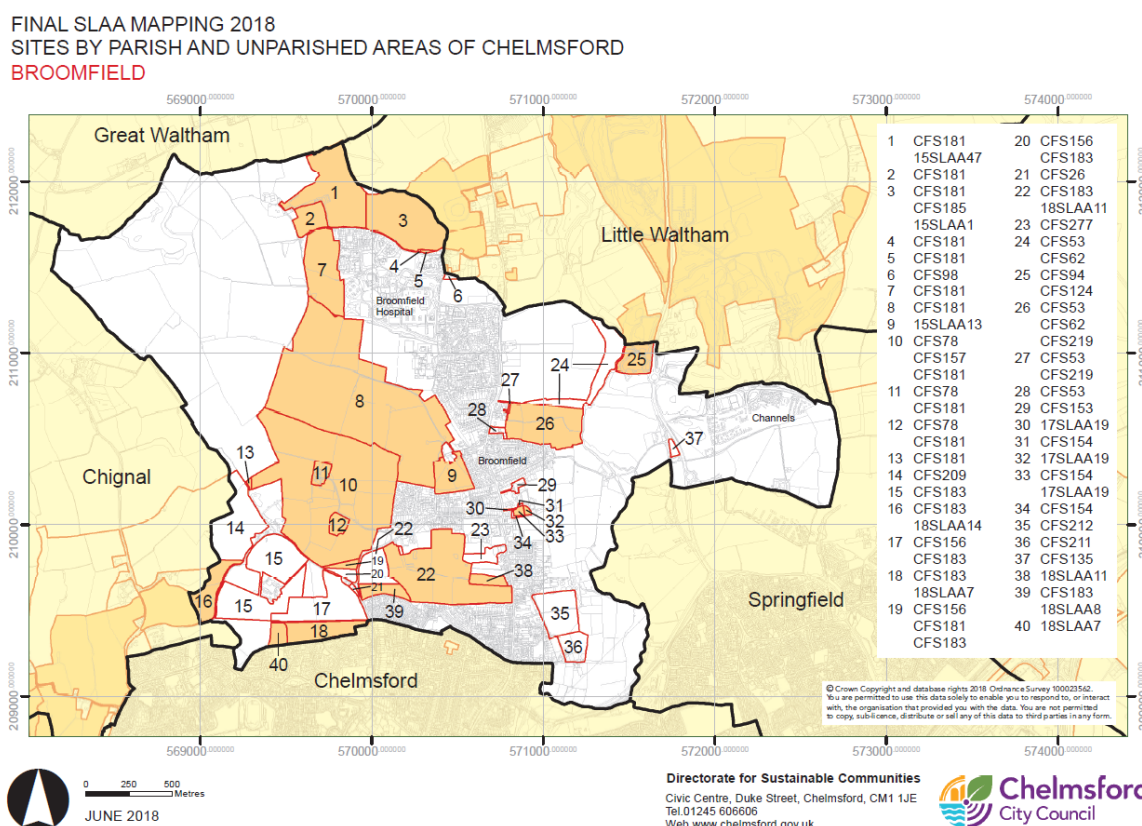
5.1 The sites to be considered through this site appraisal have been identified through:

- CCC's SLAA report (2018); and
- BPC's Call for Sites (2019).

## SLAA 2018 sites

5.2 The CCC SLAA (July 2018) considered 27 sites in the Broomfield NP area, which were identified through four 'Calls for Sites' in 2014, 2015, 2017 and 2018. A number of these sites cover a large area, and there is considerable overlap between some of the sites. Each site assessed through the SLAA was given individual scores from 1-3 for suitability, availability and achievability.

5.3 The SLAA identifies 40 separate parcels within the NP area, illustrated in **Figure 5.1**. These parcels are made up of single SLAA sites, parts of sites, or combinations of several sites, but individual assessments of the parcels have not been published by CCC. It is therefore not possible to ascertain the council's conclusions on each of the 40 parcels, and this report looks instead at the 27 sites identified through CCC's Calls for Sites.



**Figure 5.1: SLAA sites in Broomfield. Source: Chelmsford SLAA Annual Report, 2018.**

5.4 Eight of the SLAA sites were discounted by CCC since they fall in the 'Green Wedge' identified on the draft Local Plan policies map. At the time the SLAA was conducted, policies related to development within the Green Wedge were restrictive, with most forms of development being precluded. Main Modifications proposed during the Local Plan examination have altered the wording of these policies, providing more flexibility on the type of development and on the

consideration of proposals for development in the Green Wedge. This report therefore reconsiders the discounted sites in light of the changes made to the draft Local Plan as it proceeds through the examination.

- 5.5 Site CFS94 is composed of a southern and a northern parcel. The larger northern parcel is entirely within Little Waltham Parish. The southern parcel crosses the Broomfield/Little Waltham parish boundary and corresponds exactly to the boundary of CFS124. For the purposes of this report, only the conclusions relating to CFS124 have been reviewed.
- 5.6 Sites CFS153, CFS154 and 17SLAA19 form part of a larger site which was promoted through the Neighbourhood Plan Call for Sites (BNP1). Although the SLAA conclusions for each site are presented in this report, it is considered that the new site boundary supersedes the individual sites submitted to CCC during the preparation of the Local Plan. Conclusions and recommendations are therefore provided within the assessment of BNP1.
- 5.7 Similarly, site CFS212 was submitted to CCC as part of the Local Plan Call for Sites, but has been promoted through the Neighbourhood Plan Call for Sites with a revised boundary to include previously developed land to the north (site BNP3). It is considered that the new site boundary supersedes that of CFS212, and conclusions and recommendation are presented within the assessment of site BNP3. A small part of this site (Roselawn Farm) is also included within site BNP4.
- 5.8 Two large sites to the west of the village of Broomfield (CFS181 and CFS183) are of a scale that is unsuitable for allocation in the Neighbourhood Plan and are composed of several separate parcels. Smaller parts of these sites were also promoted through CCC's Calls for Sites which are of a more appropriate size for potential allocation. Where applicable, conclusions and recommendations are presented within the assessment of the smaller sites.
- 5.9 Sites CFS185 and 15SLAA1 correspond with the boundary of Local Plan Strategic Site 6 - 'North of Broomfield'. As this is an allocation in the emerging Local Plan, this report does not revisit CCC's conclusions on either of these sites.

## Broomfield Parish Council Call for Sites

- 5.10 Broomfield Parish Council issued a Call for Sites in October 2019 which resulted in seven sites being submitted for consideration for allocation in the NP. There is considerable overlap between several of these sites and those submitted to CCC for the SLAA. For the purposes of this report, where the site boundaries are very similar, the most recent submission has been used, and conclusions presented within the respective assessments of the sites submitted through the NP Call for Sites. The seven sites are shown on the map at **Figure 5.2**.



Figure 5.2: Broomfield NP Call for Sites submissions

## Site assessment results

- 5.11 In total, 30 sites are considered in this report. For each site assessed through the SLAA, CCC’s conclusions were reviewed to take into account changes made to the emerging Local Plan as it has progressed through the examination, and the conclusions of the Landscape Appraisal prepared for the Neighbourhood Plan. For the sites which have come forward through the NP Call for Sites a full assessment was carried out, based on a mixture of desktop research and the site visit, and presented in the proformas at **Appendix B**.
- 5.12 **Table 1** provides a summary of the findings of the assessment of all known potential development sites within the Broomfield Neighbourhood Plan area. The final column in the table is a ‘traffic light’ rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. **Appendix A** contains the detailed assessment of each site along with recommendations on next steps.
- 5.13 The assessment has identified one site which is considered to be suitable for allocation in the NP (BNP5). This site has the potential to form an extension to the Chelmsford urban area by filling in a gap between new development to the east and a scheme which is currently under construction to the west, and it is not considered that development of the site would have an adverse impact on the open farmland to the north. However, it is partially constrained by its proximity to heritage assets, and this should be considered if the site were to be allocated.
- 5.14 A further 12 sites are considered to be potentially suitable for allocation, subject to constraints being mitigated or to the requirements of policies within the emerging Local Plan. Of these, two sites (CFS211 and BNP3) are considered potentially suitable for allocation in their entirety while the remaining ten sites (CFS53, CFS62, CFS78, CFS181, CFS183, CFS219, 18SLAA11, BNP1, BNP2 and BNP4) are considered suitable for partial allocation. An additional site (CFS135) is considered potentially suitable for allocation for business or commercial use.

- 5.15 Several of the potentially suitable sites are constrained by the Green Wedge designation in the emerging Local Plan, which restricts the type of development which is likely to be supported on land within the designated area. The policy also limits the extent to which sites in the Green Wedge can be developed, in order to prevent coalescence between settlements and to ensure that opportunities for recreation, biodiversity and wildlife movement are safeguarded. Any decision to allocate these sites for development should be taken in light of the policy restrictions, and it is recommended that engagement with landowners and the Local Planning Authority is undertaken to ensure that the proposed allocations would be supported.
- 5.16 As part of the NP Call for Sites, land promoters were asked to identify any potential community uses or active travel infrastructure provision which could be delivered alongside development proposals. The submissions for sites BNP3 and BNP4 indicate that residential development could enable the delivery of cycle routes connecting Broomfield with Little Waltham and with North East Chelmsford, and there is the potential for these routes to link up with the cycle route which is proposed to the west of Broomfield. Both submissions also include proposals for public open space to be created, including possible access to the southern Chelmer Valley, which could provide an additional community benefit. The submission for BNP1 indicates that Brooklands House is being considered for a change of use from residential to community use, enabled by residential development on other parts of the site. Should any of these sites be considered for allocation in the NP, it is recommended that the further details on these proposals are obtained from the landowners and that policies in the plan make support for development conditional on delivery of these facilities.
- 5.17 Nine sites are not considered to be suitable for allocation in the NP. One of these sites (CFS26) is considered to be unavailable since planning permission has recently been granted for redevelopment of the site, while CFS124 is considered unsuitable due to significant environmental constraints. The remaining sites (CFS156, CFS157, CFS209, 15SLAA13, 15SLAA47, 18SLAA08, 18SLAA14) are not considered suitable on the grounds that development would have adverse impacts on the landscape and would not be in accordance with emerging Local Plan policy CO4 or with the recommendations of the Landscape Appraisal.
- 5.18 The seven remaining sites either form part of larger sites considered in the assessment or share similar boundaries with other sites. In these cases, the overlaps have been noted in the individual site assessments and one set of conclusions drawn on their suitability for allocation in the Neighbourhood Plan.

**Table 1: Summary of site assessment conclusions**

Site Ref.	Location/ description	Site area (ha) <sup>15</sup>	Current land use	Site Capacity <sup>16</sup>	Assessment of suitability for allocation
CFS26	New Build at Paglesham House, Hollow Lane, Broomfield	0.15	Residential	4	<b>Unsuitable for allocation</b>
CFS53	Land east of Main Road, Broomfield	15.4	Agricultural land, some residential development	247	<b>Partly suitable for allocation</b>
CFS62	Land north of Cricketers Close, Broomfield	14.9	Agricultural land, not previously developed	221	<b>Partly suitable for allocation</b>
CFS78	Staceys, School Lane, Broomfield	48.6	Agricultural land, farm and outbuildings	1020	<b>Partly suitable for allocation</b>
CFS124	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham	7.58 (3.32 in Broomfield)	Woodland	0	<b>Unsuitable for residential allocation</b>  Potentially suitable for Local Green Space designation
CFS135	Land north of the Old Coal Yard, Little Waltham	0.38	Greenfield, possibly previously developed	0	<b>Potentially suitable for business/commercial allocation</b>
CFS153	206 and 208 Main Road, Broomfield	0.43	Residential and outbuildings	0	See BNP1 assessment
CFS156	Land South West of 2 Scotts Green, Hollow Lane, Broomfield	9.76	Agricultural land	228	<b>Unsuitable for allocation</b>
CFS157	Land North West of Pennyfields, Parsonage Green, Broomfield	46.33	Agricultural land	971	<b>Unsuitable for allocation</b>
CFS181	Land North and South of Brick Barns Farm, Broomfield	156.17	Agricultural land, farm buildings, playing fields	2040	<b>Partly suitable for allocation</b> <i>(Stacey's Farm complex only – approx. 1ha)<sup>17</sup></i>
CFS183	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield	62.93 (56.26 in Broomfield)	Agricultural land	1317	<b>Partly suitable for allocation</b>

<sup>15</sup> CCC or landowner measurement<sup>16</sup> Where the site was assessed through the SLAA, or the site promoter has indicated the scale of proposed development, this capacity has been used. Where this information has not been provided, the indicative capacity has been calculated according to the approach set out in Paragraph 3.12 of this report.<sup>17</sup> Only the Stacey's Farm complex is considered potentially suitable for allocation. The remainder of the site is considered unsuitable. See detailed assessment of CFS181 and CFS78 for further detail.

Site Ref.	Location/ description	Site area (ha) <sup>15</sup>	Current land use	Site Capacity <sup>16</sup>	Assessment of suitability for allocation
CFS209	Land east and West of Beaumont Otes, Chignal Road, Chignal Smealy	32.3 (9 in Broomfield)	Agricultural land	950	<b>Unsuitable for allocation</b>
CFS211	Campion Farm, Gutters Lane, Broomfield	2.48	Greenfield, equestrian centre, outbuildings, residential	65	<b>Potentially suitable for allocation</b>
CFS212	Land adjacent to Champion Farm, Saxon Way, Broomfield	5.4	Greenfield	189	See BNP3 assessment
CFS219	Land North of Cricketers Close, Broomfield	9.75	Agricultural land	202	<b>Partly suitable for allocation</b>
CFS277	187 Main Road, Broomfield	1.52	Greenfield, car parking	32	See BNP2 assessment
15SLAA13	Land Opposite 19 to 23 Church Green, Broomfield	3.89	Greenfield, grazing land	88	<b>Unsuitable for allocation</b> Potentially suitable for Local Green Space designation
15SLAA47	Sports Centre, Partridge Green, Broomfield	12.7	Playing fields	312	<b>Unsuitable for allocation</b>
17SLAA19	Land East of Broomfield Library, 180 Main Road	0.52	Greenfield	17	See BNP1 assessment
18SLAA07	Footpath Rear of Quilp Drive	5.64	Agricultural land	138	See BNP5 assessment
18SLAA08	Land North of Oat Leys	1.91	Agricultural land	43	<b>Unsuitable for allocation</b>
18SLAA11	Land South West of Broomfield Place, Main Road	19.5	Agricultural land	613	<b>Partly suitable for allocation</b>
18SLAA14	Land North of the Larthings	10.92 (4.25 in Broomfield)	Agricultural land	268	<b>Unsuitable for allocation</b>
BNP1	Land at Brooklands	5.93	Residential, offices, greenfield	177	<b>Partly suitable for allocation</b>
BNP2	Land adjacent to Broomfield Place	2.57	Residential, car park and pasture	60-80	<b>Partly suitable for allocation</b>
BNP3	Saxon Way	6.15	Agricultural buildings and farmland	80	<b>Potentially suitable for allocation</b>
BNP4	Land at Roselawn Farm	19.9			<b>Partly suitable for allocation</b>
BNP5	Land at Patching Hall Lane	8.46	Agricultural land	171	<b>Suitable for allocation</b>
BNP6	Land West of Broomfield, Church Green	13.6	Agricultural land	50-150	See CFS181 assessment



Site Ref.	Location/ description	Site area (ha) <sup>15</sup>	Current land use	Site Capacity <sup>16</sup>	Assessment of suitability for allocation
BNP7	Land East of Broomfield Library, 180 Main Road, Broomfield	0.44	Greenfield	12	See BNP1 assessment

## 6. Conclusions

- 6.1 Broomfield Parish Council is preparing a Neighbourhood Plan to shape the future growth of Broomfield in the context of the adopted Chelmsford Core Strategy and the emerging Chelmsford Local Plan. Broomfield is classified as a Key Defined Settlement in the adopted Core Strategy, and as a Key Service Settlement in the emerging Local Plan. The spatial strategy in the emerging plan directs growth to the higher order settlements, including the Key Service Settlements outside the Green Belt and development in these settlements will be supported provided it respects existing settlement patterns and avoids sprawl and coalescence.
- 6.2 Broomfield is expected to deliver approximately 200 homes over the period of the emerging Local Plan through its share of a strategic allocation north of Broomfield Hospital. Beyond this allocation, no specific housing requirement has been set for the parish and it is not imperative that the Neighbourhood Plan allocates sites for development. However, the Parish Council seeks to identify sites which may be suitable for allocation in order to guide development towards locations which will preserve and enhance the setting of the village of Broomfield. Preference may be given to development proposals which have the potential to contribute towards infrastructure identified as important through the Neighbourhood Plan consultation process, including active travel provision and community facilities.
- 6.3 The assessment of sites in Broomfield found that, subject to evidence of the need for development, one site is suitable for allocation in the Neighbourhood Plan, a further 12 sites are potentially suitable for residential allocation either in their entirety or in part, and an additional site is considered potentially suitable for allocation for business and commercial use. Of these, two sites have the potential to enable the delivery of cycling infrastructure which could increase connectivity with neighbouring parishes and Chelmsford, and three are identified as having the potential to deliver community benefits including open space and social facilities.
- 6.4 Nine sites were found to be unsuitable for allocation on the grounds of availability, sustainability and/or potential adverse impacts on the landscape and the environment. However, two of these sites may be suitable for designation as Local Green Space in the Neighbourhood Plan due to their potential environmental value and their existing use by the local community.

## Next Steps

- 6.5 Site-specific recommendations on next steps are provided in **Appendix A** of this report. From the shortlist of suitable sites, the Parish Council should engage with CCC and the community to select sites for allocation in the NP which best meets the identified need for affordable housing and the objectives of the NP.
- 6.6 The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with the planning authority;
  - The extent to which the sites support the vision and objectives for the NP;
  - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
  - The potential for the sites to meet identified infrastructure needs of the community; and
  - Neighbourhood Plan conformity with strategic Local Plan policy.

## Viability

- 6.7 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with CCC. It is suggested that any landowner or developer promoting a

site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

# Appendix A Site Assessment Summary Tables

Site reference	Site Name	Broomfield SLAA reference(s) <sup>18</sup>
CFS26	New Build at Paglesham House, Hollow Lane, Broomfield	21



Site Area (ha)	0.15
Description	Residential
Relevant Planning Policy	Adopted Policy DC11 – Replacement Dwellings and Buildings in the Countryside Adopted Policy DC12 – Infilling in the Countryside Emerging Policy CO4 – New Buildings and Structures in the Rural Area
Planning Permissions / planning history	19/01211/FUL – Demolition of existing dwelling and outbuildings. Construction of two replacement dwellings. Permitted September 2019.
SLAA conclusions	<b>Site performs well against suitability, availability and achievability criteria.</b>  The SLAA does not identify significant suitability constraints although it notes that the site is outside the urban area or any Defined Settlement Boundary. <b>Suitable</b> <b>Available</b> <b>Achievable</b>
Landscape appraisal conclusions	Located in Area E, which has the potential to accommodate limited residential development, for example redevelopment/expansion of existing farm

<sup>18</sup> See Figure 5.1

	complexes and low rise/low density development which conserves parkland character.
Other relevant information	N/A
Conclusions and Recommendations	<p><b>The site is not considered available for allocation in the Neighbourhood Plan.</b></p> <p>Planning permission has recently been granted for the construction of replacement dwellings on the site and it is therefore no longer considered available.</p>
Next steps	N/A

Site reference	Site Name	Broomfield SLAA reference(s) <sup>19</sup>
CFS53	Land east of Main Road, Broomfield	24, 26, 27, 28



Site Area (ha)	15.4
Description	Agricultural land, with some residential development at the western edge of the site adjacent to the B1008 (Main Road)
Ownership / intentions for future use of the site	Unknown
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge
Planning Permissions / planning history	No recent or relevant planning history.
SLAA conclusions	<p><b>Discounted as within Green Wedge. Performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies a number of suitability constraints. Part of the site is within Flood Risk Zones 2 and 3 (although a significant part is within flood zone 1), and some ground condition treatment is expected to be required. The site is also partially within a Local Wildlife Site buffer zone, and it is outside but adjacent to the Defined Settlement Boundary.</p> <p><b>Suitable</b> <span style="display: inline-block; width: 20px; height: 10px; background-color: green; vertical-align: middle;"></span> <b>Available</b> <span style="display: inline-block; width: 20px; height: 10px; background-color: green; vertical-align: middle;"></span> <b>Achievable</b> <span style="display: inline-block; width: 20px; height: 10px; background-color: red; vertical-align: middle;"></span></p>
Landscape appraisal conclusions	Located in Areas A and B, which are especially sensitive and should be retained as open countryside. Neither area is considered to have the capacity for residential development.

<sup>19</sup> See Figure 5.1

<p>Other relevant information</p>	<p>The undeveloped greenfield part of the site corresponds with CFS62. The site falls partly in a Critical Drainage Area identified by Essex County Council. High pressure gas mains cross the northeastern part of the site.</p>
<p>Conclusions and Recommendations</p>	<p><b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b></p> <p>The site boundary includes previously developed land along the B1008 (Main Road) which is currently within the Defined Settlement Boundary. Subject to availability of the site, and to conformity with Local Plan policy, this may be suitable for redevelopment.</p> <p>The remainder of the site is outside but adjacent to the Defined Settlement Boundary and within the Green Wedge. While the Green Wedge designation does not preclude all development, it does limit the type of development which is acceptable, and any allocation should reflect the criteria set out in Policy CO3 of the emerging Local Plan.</p> <p>It is likely that any development which extends eastwards of the existing development to the south would conflict with the purposes of the Green Wedge designation since it would decrease the separation between Broomfield and the new extension to Chelmsford east of the A130 (Essex Regiment Way). The far eastern edge of the site where it borders the River Chelmer is also potentially unsuitable due to the risks of surface water and fluvial flooding. The western edge of the site is in a Critical Drainage Area, indicating a higher risk of surface water flooding, and mitigation is likely to be required.</p> <p>There may be potential for limited development within the two fields on the western edge of the site, subject to establishing suitable access and the provision of appropriate screening to reduce visual impact from across the Chelmer Valley. This would need to be considered in light of the conclusions of the Landscape Appraisal, which suggests that development at this location is unsuitable.</p>
<p>Next steps</p>	<p>Consider whether partial allocation of the site would be acceptable despite the potential conflict with the conclusions of the Landscape Appraisal.</p> <p>Verify land ownership, as this site has also been promoted as CFS62 and CFS219 with slightly different boundaries.</p> <p>Engage with the landowner to determine whether the site is still available, and if they would be willing to accept development of a smaller part of the site than that promoted via the Local Plan Call for Sites for the uses set out in Policy CO3 of the emerging Local Plan.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>20</sup>
CFS62	Land north of Cricketers Close, Broomfield	24, 26



Site Area (ha)	14.9
Description	Agricultural land, not previously developed.
Ownership / intentions for future use of the site	
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge
Planning Permissions / planning history	No recent or relevant planning history.
SLAA conclusions	<p><b>Discounted as within Green Wedge.</b>  <b>Performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies a number of suitability constraints. Part of the site is within Flood Risk Zones 2 and 3 (although a significant part is within flood zone 1), and some ground condition treatment is expected to be required. The site is also partially within a Local Wildlife Site buffer zone, and it is outside but adjacent to the Defined Settlement Boundary.</p> <p><b>Suitable</b>      <b>Available</b>      <b>Achievable</b></p>
Landscape appraisal conclusions	Located in Areas A and B, which are especially sensitive and should be retained as open countryside. Neither area is considered to have the capacity for residential development.
Other relevant information	The site corresponds with the undeveloped eastern portion of CFS53.

<sup>20</sup> See Figure 5.1



	<p>The site is partly within a Critical Drainage Area identified by Essex County Council. High pressure gas mains cross the northeastern part of the site.</p>
<p>Conclusions and Recommendations</p>	<p><b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b></p> <p>The site is adjacent to the Defined Settlement Boundary and within the Green Wedge. While the Green Wedge designation does not preclude all development, it does limit the type of development which is acceptable, and any allocation should reflect the criteria set out in Policy CO3 of the emerging Local Plan.</p> <p>It is likely that any development which extends eastwards of the existing development to the south would conflict with the purposes of the Green Wedge designation since it would decrease the separation between Broomfield and the new extension to Chelmsford east of the A130 (Essex Regiment Way). The far eastern edge of the site where it borders the River Chelmer is also potentially unsuitable due to the risks of surface water and fluvial flooding. The western edge of the site is in a Critical Drainage Area, indicating a higher risk of surface water flooding, and mitigation is likely to be required.</p> <p>There may be potential for limited development within the two fields on the western edge of the site, subject to establishing suitable access and the provision of appropriate screening to reduce visual impact from across the Chelmer Valley. This would need to be considered in light of the conclusions of the Landscape Appraisal, which suggests that development at this location is unsuitable.</p>
<p>Next steps</p>	<p>Consider whether partial allocation of the site would be acceptable despite the potential conflict with the conclusions of the Landscape Appraisal.</p> <p>Verify land ownership, as this site has also been promoted as CFS53 and CFS219 with slightly different boundaries.</p> <p>Engage with the landowner to determine whether the site is still available, and if they would be willing to accept development of a smaller part of the site than that promoted via the Local Plan Call for Sites for the uses set out in Policy CO3 of the emerging Local Plan.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>21</sup>
CFS78	Staceys, School Lane, Broomfield	10, 11, 12



Site Area (ha)	48.6						
Description	Agricultural land, with farmhouse and agricultural buildings in centre of site.						
Ownership / intentions for future use of the site							
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Adopted Policy DC11 – Replacement Dwellings and Buildings in the Countryside Adopted Policy DC12 – Infilling in the Countryside Emerging Policy CO4 – New Buildings and Structures in the Rural Area						
Planning Permissions / planning history	No recent or relevant planning history.						
SLAA conclusions	<b>Site faces some suitability constraints but performs well against availability and achievability criteria.</b>  The SLAA identifies a number of suitability constraints, including its location within a Mineral Safeguarding Area and the presence of a Grade II listed building within the site boundary. It is also noted that the site is adjacent to a registered park and garden, although this does not appear to be consistent with the information provided through Natural England’s Magic mapping.						
	<table border="0"> <tr> <td><b>Suitable</b></td> <td></td> <td><b>Available</b></td> <td></td> <td><b>Achievable</b></td> <td></td> </tr> </table>	<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>	
<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>			

<sup>21</sup> See Figure 5.1

Landscape appraisal conclusions	Located in Areas E, F and G. There is potential for low-level development in area E, including redevelopment of farm complexes, but areas F and G are both considered unsuitable for residential and commercial development.
Other relevant information	Portion of site outlined in blue corresponds to Broomfield SLAA site 11. Portion of site outlined in yellow corresponds to Broomfield SLAA site 12. Site forms part of CFS181.
Conclusions and Recommendations	<p><b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b></p> <p>The site falls entirely within the defined Rural Area and is therefore subject to the constraints of Policy CO4 in the emerging Local Plan which restricts the level and type of development which is acceptable. It is likely that development on the fields which form the majority of the site would have an adverse impact on the character of the landscape which has been identified as sensitive in the Landscape Appraisal.</p> <p>Redevelopment of Stacey’s Farm (outlined in blue) would be in line with the Landscape Appraisal, and this part of the larger site could be allocated in the Neighbourhood Plan for small-scale development or conversion of existing outbuildings. Any allocation should reflect the criteria set out in emerging Local Plan policy CO5 section B, as well as the presence of heritage assets and the suitability of the existing access from School Lane, which is narrow and partly unpaved.</p>
Next steps	<p>Consider whether allocation of Stacey’s Farm for small-scale redevelopment would be acceptable.</p> <p>Confirm land ownership given the site has also been promoted separately as CFS181.</p> <p>Engage with the landowner to determine whether the site is still available, and if they would be willing to accept allocation of a small part of the site while leaving the remainder in agricultural use.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>22</sup>						
CFS124	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham	25						
Site Area (ha)	7.58 (of which 3.32ha in Broomfield Parish)							
Description	Woodland.							
Ownership / intentions for future use of the site	Site is being promoted for open space / sports provision.							
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge							
Planning Permissions / planning history	No recent or relevant planning history.							
SLAA conclusions	<p><b>Discounted as within Green Wedge</b>  <b>Site faces significant suitability constraints but performs well against availability and achievability criteria.</b></p> <p>The SLAA identifies a range of suitability constraints, including its location outside any Defined Settlement Boundary, the potential requirement for ground treatment on part of the site, a group TPO covering the whole site, and bad neighbours (although it is noted this could be mitigated). The site is partially within a Local Wildlife Site, and 10-25% of the site is within Flood Zone 3a.</p>							
	<table border="1"> <tr> <td><b>Suitable</b></td> <td></td> <td><b>Available</b></td> <td></td> <td><b>Achievable</b></td> <td></td> </tr> </table>		<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>	
<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>				
Landscape appraisal conclusions	Located in Area A, which is not considered to have capacity for residential development. The valley slopes are visually sensitive in views across the valley							

<sup>22</sup> See Figure 5.1

	slopes, with the eastern slopes forming a rural woodland setting to Broomfield village.
Other relevant information	Site area crosses parish boundary - area shaded in yellow is within neighbouring parish of Little Waltham.
Conclusions and Recommendations	<p><b>The site is not considered suitable for allocation in the Neighbourhood Plan.</b></p> <p>Given the numerous environmental and policy constraints, the uneven ground and the noticeable east-west slope, the site is unlikely to be suitable for residential allocation.</p> <p>However, it is potentially suitable for designation as Local Green Space. There is an existing public right of way, and the site is adjacent to a Local Nature Reserve and partly within a Local Wildlife Site, indicating it already contributes to the purposes of the Green Wedge designation by providing recreational opportunities and wildlife corridors. Its location close to the new development east of the A130 means it has the potential to serve as valued greenspace for new residents, although consideration may need to be given to improving the existing access.</p>
Next steps	If the site is considered for Local Green Space designation, prepare supporting evidence to demonstrate its value to the community and engage with the landowner to determine if access and rights of way within the site can be improved.

Site reference	Site Name	Broomfield SLAA reference(s) <sup>23</sup>						
CFS135	Land north of The Old Coal Yard, Little Waltham	37						
 <p><b>CFS135</b> Land north of The Old Coal Yard, Little Waltham</p> <p>Google Earth © 2019 Google</p>								
Site Area (ha)	0.38							
Description	Greenfield site, currently overgrown and with some evidence of building waste being deposited on site.							
Ownership / intentions for future use of the site	Site is being promoted for B1 use.							
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge							
Planning Permissions / planning history	No recent or relevant planning history.							
SLAA conclusions	<p><b>Discounted as within Green Wedge. Site performs well against suitability and availability criteria but faces significant achievability constraints.</b></p> <p>The SLAA identifies a number of constraints, including proximity to Grade II listed cottages on the other side of Back Lane, the potential need for ground treatment, and the site’s location outside any Defined Settlement Boundary or urban area.</p> <table border="1" data-bbox="534 1823 1513 1861"> <tr> <td><b>Suitable</b></td> <td><span style="background-color: green; color: white;"> </span></td> <td><b>Available</b></td> <td><span style="background-color: green; color: white;"> </span></td> <td><b>Achievable</b></td> <td><span style="background-color: red; color: white;"> </span></td> </tr> </table>		<b>Suitable</b>	<span style="background-color: green; color: white;"> </span>	<b>Available</b>	<span style="background-color: green; color: white;"> </span>	<b>Achievable</b>	<span style="background-color: red; color: white;"> </span>
<b>Suitable</b>	<span style="background-color: green; color: white;"> </span>	<b>Available</b>	<span style="background-color: green; color: white;"> </span>	<b>Achievable</b>	<span style="background-color: red; color: white;"> </span>			
Landscape appraisal conclusions	Within Area B, which is considered unsuitable for residential or commercial development due to its unspoilt rural character and its role in reinforcing the association between Broomfield and the Chelmer Valley.							

<sup>23</sup> See Figure 5.1

Other relevant information	
Conclusions and Recommendations	<p><b>The site is considered potentially suitable for allocation in the Neighbourhood Plan.</b></p> <p>Although the site sits within an area identified as sensitive in the Landscape Appraisal, it is potentially suitable for development without adversely affecting the purpose of the Green Wedge or contributing to coalescence. The site has existing screening to the east in the form of a large bund acting as a buffer to the A130 (Essex Regiment Way), and the open western edge has the potential to be screened through the planting of hedges along Little Waltham Road.</p> <p>Policy CO3 of the emerging Local Plan only supports the expansion of an existing business within the Green Wedge where it can be demonstrated that there is a justified need, and while the site could be developed as commercial units at a similar scale to those which occupy the old coal yard immediately to the south this would need to be justified in the context of this policy.</p>
Next steps	<p>Engage with the landowner and CCC to determine whether the proposed use of the site would accord with emerging Local Plan policy CO3 and whether an employment allocation would be supported.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>24</sup>
CFS153	206 and 208 Main Road, Broomfield	29
Site Area (ha)	0.43	
Description	Residential dwellings with outbuildings.	
Ownership / intentions for future use of the site	Site is being promoted for employment uses and subject of live planning application for change of use of outbuildings to offices.	
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge	
Planning Permissions / planning history	19/00770/LBC – Pending consideration for alterations, extensions and change of use of four outbuildings to B1 (office use)	
SLAA conclusions	<p><b>Site performs well against availability criteria, but faces some suitability constraints and significant achievability constraints.</b></p> <p>The SLAA identifies several constraints. The site is entirely within a BAP Priority Habitat (wood-pasture and parkland), and a TPO is present on site. It is also adjacent to a Grade II listed building (Brooklands) and local listing to the east.</p> <p><b>Suitable</b> <span style="background-color: green; color: black;">          </span> <b>Available</b> <span style="background-color: green; color: black;">          </span> <b>Achievable</b> <span style="background-color: red; color: black;">          </span></p>	
Landscape appraisal conclusions	Within Area B, considered unsuitable for residential or commercial development due to the risk of undermining the unspoilt rural character and historical association of Broomfield with the Chelmer Valley.	
Other relevant information	Forms part of larger site BNP1	
Conclusions and Recommendations	Conclusions and recommendations are provided in the assessment of BNP1.	

<sup>24</sup> See Figure 5.1




Next steps	N/A
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Site reference	Site Name	Broomfield SLAA reference(s) <sup>25</sup>
CFS154	Land East of Broomfield Library, 180 Main Road, Broomfield	31, 33, 34



Site Area (ha)	0.44						
Description	Greenfield, former parkland/garden associated with Brooklands House.						
Ownership / intentions for future use of the site	Unknown						
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge						
Planning Permissions / planning history	No recent or relevant planning history.						
SLAA conclusions	<b>Discounted as within Green Wedge. Site performs well against suitability, availability and achievability criteria.</b>  The SLAA notes that the site is outside the Broomfield Defined Settlement Boundary.						
	<table border="1"> <tr> <td><b>Suitable</b></td> <td><span style="background-color: green; width: 20px; height: 10px;"></span></td> <td><b>Available</b></td> <td><span style="background-color: green; width: 20px; height: 10px;"></span></td> <td><b>Achievable</b></td> <td><span style="background-color: red; width: 20px; height: 10px;"></span></td> </tr> </table>	<b>Suitable</b>	<span style="background-color: green; width: 20px; height: 10px;"></span>	<b>Available</b>	<span style="background-color: green; width: 20px; height: 10px;"></span>	<b>Achievable</b>	<span style="background-color: red; width: 20px; height: 10px;"></span>
<b>Suitable</b>	<span style="background-color: green; width: 20px; height: 10px;"></span>	<b>Available</b>	<span style="background-color: green; width: 20px; height: 10px;"></span>	<b>Achievable</b>	<span style="background-color: red; width: 20px; height: 10px;"></span>		
Landscape appraisal conclusions	Within Area B, considered unsuitable for residential or commercial development due to the risk of undermining the unspoilt rural character and historical association of Broomfield with the Chelmer Valley.						
Other relevant information	Forms part of larger site BNP1						
Conclusions and Recommendations	Conclusions and recommendations are provided in the assessment of BNP1.						
Next steps	N/A						

<sup>25</sup> See Figure 5.1

Site reference	Site Name	Broomfield SLAA reference(s) <sup>26</sup>			
CFS156	Land South West of 2 Scotts Green, Hollow Lane, Broomfield	17, 19, 20			
					
Site Area (ha)	9.76				
Description	Agricultural land.				
Ownership / intentions for future use of the site	Unknown				
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO4 – New Buildings and Structures in the Rural Area				
Planning Permissions / planning history	No recent or relevant planning history.				
SLAA conclusions	<p><b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies the potential requirement for ground treatment on part of site, as well as a TPO outside the southern boundary.</p> <table border="1" data-bbox="528 1727 1511 1765"> <tr> <td><b>Suitable</b></td> <td><b>Available</b></td> <td><b>Achievable</b></td> </tr> </table>		<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>			
Landscape appraisal conclusions	<p>Most of the site is within Area E, which has limited capacity for development beyond low level development or redevelopment of existing farm complexes. A small area at the south of the site falls within Area D, which has some capacity for residential development associated with Chelmsford. New development in this area should avoid reducing the sense of separation between Broomfield and Chelmsford and should reinforce the village green character of Scot's Green.</p>				

<sup>26</sup> See Figure 5.1

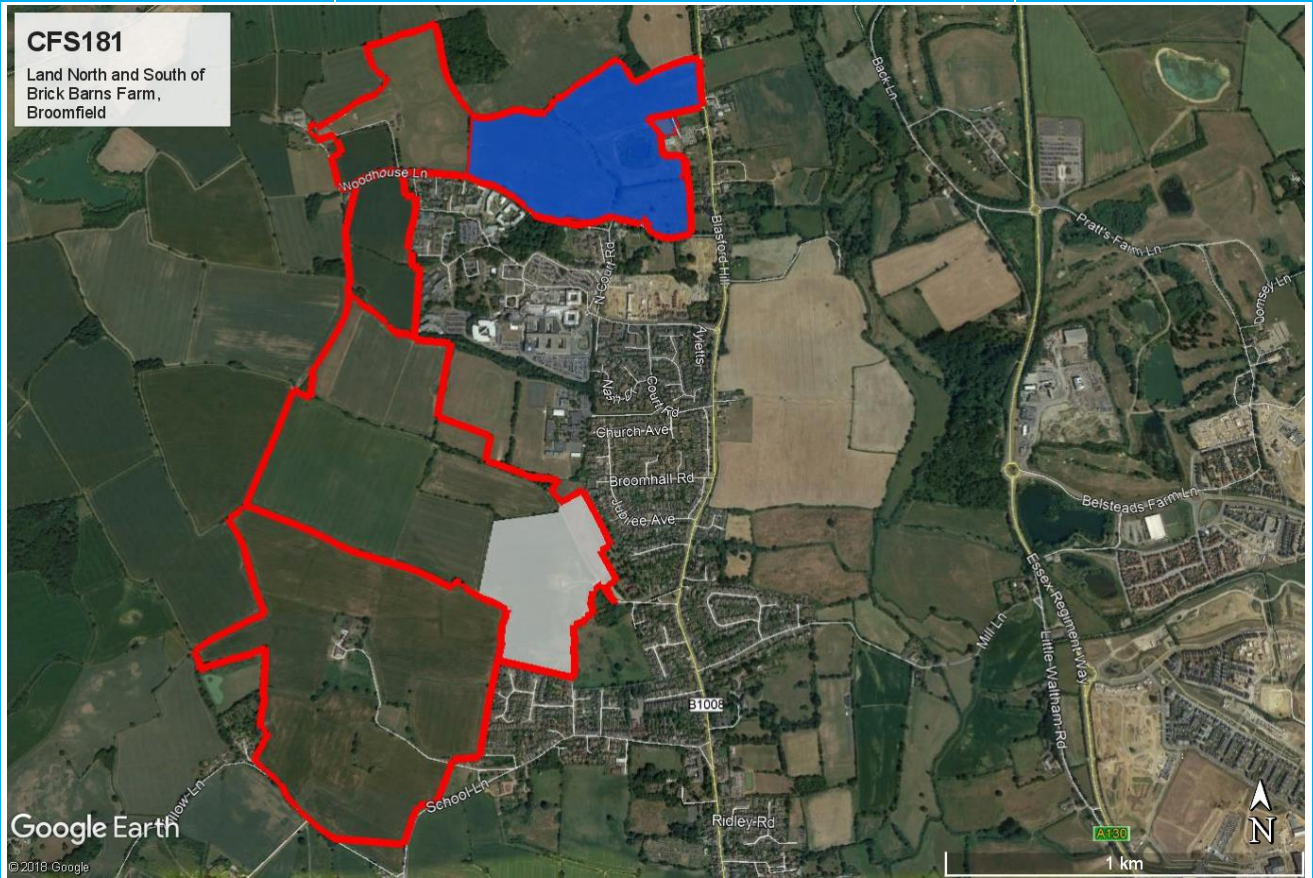
Other relevant information	<p>A small part of the site overlaps with 18SLAA07.                  Site forms part of CFS183.                  The site is partly within a Critical Drainage Area identified by Essex County Council.</p>
Conclusions and Recommendations	<p><b>The site is not considered suitable for allocation in the Neighbourhood Plan.</b></p> <p>The majority of the site is unsuitable for allocation since it is in open countryside and outside the urban area. The Landscape Appraisal suggests that it is largely unsuitable for residential or commercial development, and allocation of any part of the site for development would create a pattern of development which is unconnected to the existing urban area.</p> <p>The southern part of the site is in a Critical Drainage Area, indicating a higher risk of surface water flooding, and mitigation is likely to be required.</p> <p>A separate site (18SLAA07) covers a small part of this site and extends southwards to meet the existing built-up area – it is recommended that any allocation in this location reflects the boundaries of 18SLAA07.</p>
Next steps	N/A

Site reference	Site Name	Broomfield SLAA reference(s) <sup>27</sup>
CFS157	Land North West of Pennyfields, Parsonage Green, Broomfield	10
Site Area (ha)	46.33	
Description	Agricultural land	
Ownership / intentions for future use of the site	Unknown.	
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area	
Planning Permissions / planning history	No recent or relevant planning history.	
SLAA conclusions	<p><b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies the site as being wholly or partially within Mineral Safeguarding Area and adjacent to Grade II listed Stacey’s Farm.</p> <p><b>Suitable</b> <span style="background-color: green; color: white; padding: 2px;"> </span> <b>Available</b> <span style="background-color: green; color: white; padding: 2px;"> </span> <b>Achievable</b> <span style="background-color: green; color: white; padding: 2px;"> </span></p>	
Landscape appraisal conclusions	Located in Areas E, F and G. There is potential for low-level development in area E, including redevelopment of farm complexes, but areas F and G are both considered unsuitable for residential and commercial development.	
Other relevant information	The site is similar to CFS78 but excludes the Stacey’s Farm complex which is the only previously developed land within the larger site boundary.	
Conclusions and Recommendations	<b>The site is not considered suitable for allocation in the Neighbourhood Plan.</b>	

<sup>27</sup> See Figure 5.1

	<p>Although the site is adjacent to the Defined Settlement Boundary, it is unsuitable for allocation since extension to this part of Broomfield would represent an unsustainable pattern of development and would reduce openness. Development is unlikely to be supported under emerging Local Plan Policy CO4 since it would have an adverse impact on the character of the landscape identified in the Landscape Appraisal.</p>
<p>Next steps</p>	<p>N/A</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>28</sup>
CFS181	Land North and South of Brick Barns Farm, Broomfield	1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 19



Site Area (ha)	156.17
Description	Largely agricultural land but includes farm complex (Stacey's Farm) in southern parcel and playing fields in western half of northern parcel.
Ownership / intentions for future use of the site	Unknown, although part of the site is allocated in the emerging Local Plan for residential development.
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Adopted Policy DC11 – Replacement Dwellings and Buildings in the Countryside Adopted Policy DC12 – Infilling in the Countryside Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area Emerging Policy CO5 – Infilling in the Green Belt, Green Wedge and Rural Area
Planning Permissions / planning history	No recent or relevant planning history with the exception of an application for Environmental Impact Assessment scoping opinion for development of Strategic Growth Site 6 in the emerging Local Plan (shaded blue).
SLAA conclusions	<b>Site performs well against suitability, availability and achievability criteria.</b>  The SLAA identifies the site as being within a Mineral Safeguarding Area. <b>Suitable</b> <span style="background-color: yellow; border: 1px solid black; padding: 2px;"> </span> <b>Available</b> <span style="background-color: green; border: 1px solid black; padding: 2px;"> </span> <b>Achievable</b> <span style="background-color: green; border: 1px solid black; padding: 2px;"> </span>
Landscape appraisal conclusions	The site spans Areas E, F, G and H. There is potential for low-level development in area E, including redevelopment of farm complexes, but areas F and G are both considered unsuitable for residential and commercial development.


<sup>28</sup> See Figure 5.1

	<p>Area H covers the part of the site allocated as Strategic Growth Site 6 in the emerging Local Plan. The study concludes that development along the western edge of this allocation should be loose and at low density to reduce impact on the open landscape of the Pleshey Farmland Plateau (Area G).</p>
<p>Other relevant information</p>	<p>Part of the site (shaded blue) is allocated as Strategic Growth Site 6 in emerging Local Plan.          A smaller parcel of the site was promoted through the NP Call for Sites but no site boundary has been provided – an approximate boundary is shown in white in the site plan.          The site is partly within a Critical Drainage Area identified by Essex County Council.          A high-pressure gas main crosses the central parcel of the site, running west-southwest from Broomfield Hospital.          Despite the name given to the site, Brick Barns Farm is approximately 1500m to the southwest of the site boundary, in Chignal Parish.</p>
<p>Conclusions and Recommendations</p>	<p><b>The site is considered partly suitable for allocation in the Neighbourhood Plan (Stacey's Farm only – approx. 1ha of entire site)</b></p> <p>There is potential for small-scale redevelopment at Stacey's Farm, which is also included within site CFS78 – more details are provided on pp.34-35 of this report.</p> <p>The remainder of the site has limited suitability for development. It is formed of open agricultural land, much of which is currently inaccessible, and development would create an unsustainable pattern of development away from the existing built-up area. Much of the site is within areas identified as having little or no capacity for development in the Landscape Appraisal, and it is unlikely that development would be supported under emerging plan Policy CO5.</p> <p>Part of the site is allocated for development in the emerging Local Plan and is therefore unsuitable for allocation within the Neighbourhood Plan. This area is shaded in blue on the site plan.</p> <p>A large part of the centre of the site is within a Critical Drainage Area which extends west from the village of Broomfield and which indicates a higher risk of surface water flooding. Mitigation is likely to be required for any development on this part of the site.</p> <p>A smaller parcel of the site was promoted through the NP Call for Sites. No site boundary was provided alongside the submission, but it is believed to be correspond to the area shaded in white in the site plan. This part of the site is not considered suitable since it forms an important part of the setting of the Broomfield Conservation Area and development is likely to have an adverse impact on heritage assets, access to the countryside to the west of the village, and visual amenity.</p>
<p>Next steps</p>	<p>Consider whether allocation of Stacey's Farm for small-scale redevelopment would be acceptable.</p> <p>Confirm land ownership given the site has also been promoted separately as CFS78.</p> <p>Engage with the landowner to determine whether the site is still available, and if they would be willing to accept allocation of a small part of the site while leaving the remainder in agricultural use.</p> <p>Confirm boundaries of the smaller site (shaded white) promoted through the Neighbourhood Plan Call for Sites.</p>





	Broomfield and Chelmsford and should reinforce the village green character of Scot's Green.
Other relevant information	Site area crosses parish boundary - area shaded in yellow is within neighbouring parish of Chignal. Part of the site is within a Critical Drainage Area identified by Essex County Council.
Conclusions and Recommendations	<p><b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b></p> <p>The majority of the site is unsuitable for development due to the potential for encroachment into open countryside and possible impact on the setting of heritage assets, particularly in the eastern parcel. However, the land between Oat Leys and the site currently being developed north of Copperfield Road may make a suitable allocation which would continue the line of development and form a defined edge to the Chelmsford urban area. This area has been promoted separately through the SLAA as 18SLAA07 and through the NP Call for Sites as BNP5. It is recommended that any allocation of this land follows the boundaries proposed under BNP5.</p> <p>The southern edge of the site is within a Critical Drainage Area which extends north from the existing built-up area and which indicates a higher risk of surface water flooding. Mitigation is likely to be required for any development on this part of the site.</p>
Next steps	See the recommendations set out under BNP5.

Site reference	Site Name	Broomfield SLAA reference(s) <sup>30</sup>						
CFS209	Land east and West of Beaumont Otes, Chignal Road, Chignal Smealy	14						
<div style="display: flex; align-items: flex-start;"> <div style="background-color: #e0e0e0; padding: 5px; margin-right: 10px; width: 200px;"> <p><b>CFS209</b> Land east and West of Beaumont Otes, Chignal Road, Chignal Smealy</p> </div>  </div>								
Site Area (ha)	32.3 (of which 9ha in Broomfield Parish)							
Description	Agricultural land.							
Ownership / intentions for future use of the site	Site is being promoted for mixed-use including residential and employment uses.							
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area							
Planning Permissions / planning history	No recent or relevant planning history.							
SLAA conclusions	<p><b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies several constraints, including the potential requirement for ground treatment on part of site, its location outside a Defined Settlement Boundary, and its location wholly or partially within Mineral Safeguarding Area and wholly or partially within Flood Zone 2.</p>							
	<table style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;"><b>Suitable</b></td> <td style="width: 20px; height: 15px; background-color: #ffc107;"></td> <td style="padding: 2px 10px;"><b>Available</b></td> <td style="width: 20px; height: 15px; background-color: #28a745;"></td> <td style="padding: 2px 10px;"><b>Achievable</b></td> <td style="width: 20px; height: 15px; background-color: #28a745;"></td> </tr> </table>		<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>	
<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>				
Landscape appraisal conclusions	The site is within Area E, which has limited capacity for development beyond low level development or redevelopment of existing farm complexes.							
Other relevant information	Site area crosses parish boundary - area shaded in yellow is within neighbouring parish of Chignal.							

<sup>30</sup> See Figure 5.1

<p>Conclusions and Recommendations</p>	<p><b>The site is not considered suitable for allocation in the Neighbourhood Plan.</b></p> <p>The site is unconnected to the existing urban area, and it is within an area identified as having little capacity for development in the Landscape Appraisal. It is unlikely that development would be supported under emerging plan Policy CO4 due to the potential adverse impact on the landscape, and the site is considered unsuitable for allocation in the Neighbourhood Plan.</p>
<p>Next steps</p>	<p>N/A</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>31</sup>
CFS211	Campion Farm, Gutters Lane, Broomfield	36



Site Area (ha)	2.48
Description	Greenfield, currently in use as equestrian centre, associated outbuildings and residential dwelling.
Ownership / intentions for future use of the site	Unknown
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge
Planning Permissions / planning history	No recent or relevant planning history.
SLAA conclusions	<p><b>Discounted as within Green Wedge.</b>  <b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies the site as falling within the final stage sand and gravel buffer zone.</p> <p><b>Suitable</b> <span style="background-color: green; color: black;"> </span> <b>Available</b> <span style="background-color: green; color: black;"> </span> <b>Achievable</b> <span style="background-color: red; color: black;"> </span></p>
Landscape appraisal conclusions	Within Area C, which plays an important role in the setting of Broomfield and in reinforcing separation from Chelmsford. Opportunity for carefully designed extension to the built-up area due to the presence of higher land south of Roselawn Farm, as long as new development does not extend onto this higher ground. New development should be rural in character along its outer edge and may present opportunities for improved access into the lower area of valley.

<sup>31</sup> See Figure 5.1

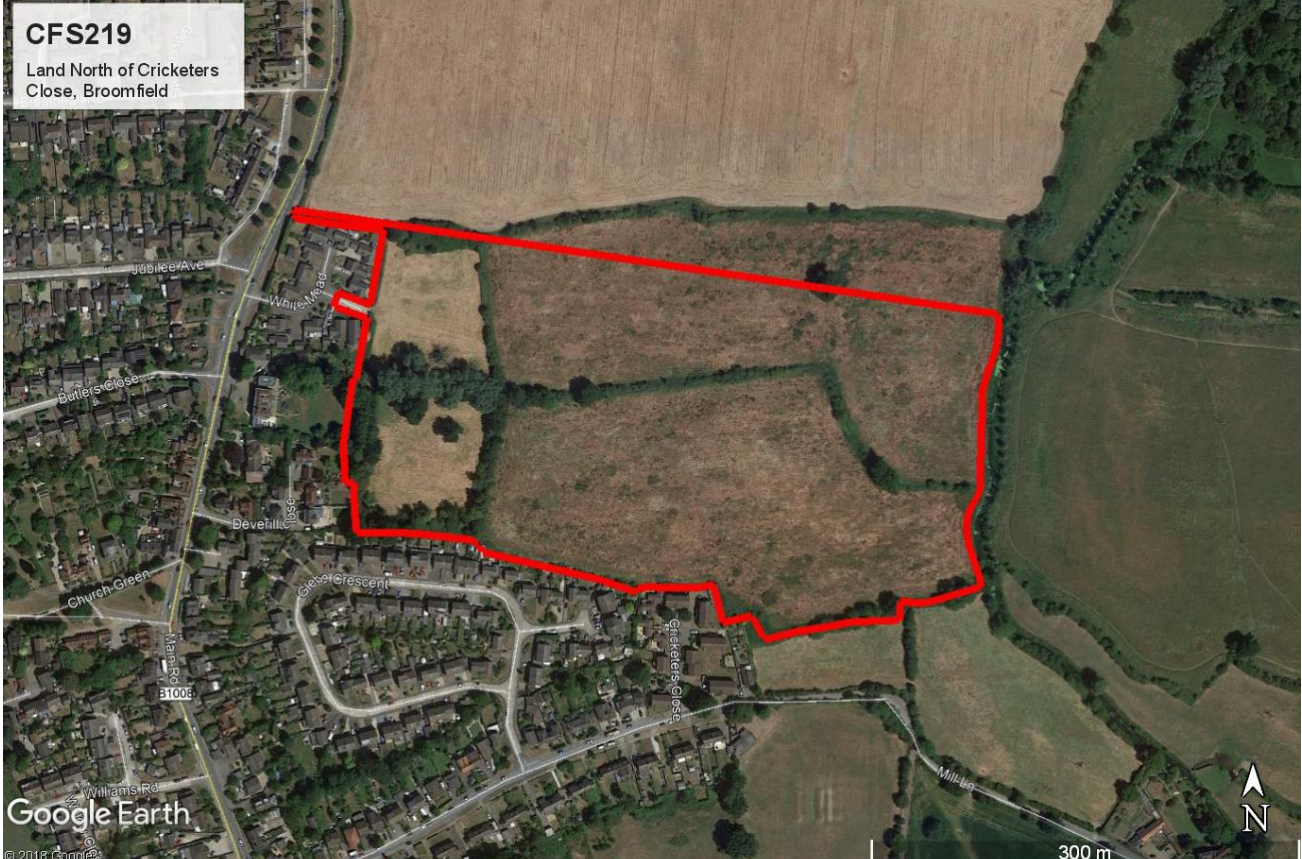
Other relevant information	
Conclusions and Recommendations	<p><b>The site is considered potentially suitable for allocation in the Neighbourhood Plan.</b></p> <p>Although the Landscape Appraisal suggests that small-scale development in this area may be acceptable, this site on its own is not considered to be suitable for allocation. The existing access would require improvement, and development at this location could result in a prominent and isolated incursion into the Green Wedge.</p> <p>However, the land immediately to the north is also being promoted (as CFS212 and BNP3), and the inclusion of Roselawn Farm within the Chelmsford urban area in the emerging Local Plan means that these two sites in combination could be suitable for allocation as they would have the potential to create a more coherent extension to the urban area.</p> <p>The site is entirely within the Green Wedge, and while this designation does not preclude all development, it does limit the type of development which is acceptable. Any allocation should reflect the criteria set out in Policy CO3 of the emerging Local Plan, and it is recommended that the guidance set out in the Landscape Appraisal is incorporated into the Neighbourhood Plan policy should the site be allocated.</p>
Next steps	<p>Consider whether allocation of this site would be acceptable in light of the conclusions of the Landscape Appraisal.</p> <p>Engage with CCC to determine whether allocation would be supported under Policy CO3 of the emerging Local Plan, and with the landowner to determine if the site is still available and whether they would be willing to develop the site in line with the requirements of Policy CO3.</p> <p>Engage with the promoters of this site and BNP3 to determine whether opportunities exist to provide a north-south cycle route running across both sites, and to explore the possibility of creating a single allocation covering both landholdings.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>32</sup>		
CFS212	Land adjacent to Campion Farm, Saxon Way, Broomfield	35		
Site Area (ha)	5.4			
Description	Greenfield site formerly used for gravel extraction.			
Ownership / intentions for future use of the site	Residential and open space.			
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge			
Planning Permissions / planning history	No recent or relevant planning history.			
SLAA conclusions	<p><b>Discounted as within Green Wedge.</b>  <b>Site performs well against suitability and achievability criteria but faces some availability constraints.</b></p> <p>The SLAA identifies several suitability constraints, including the potential requirement for ground treatment on part of the site, presence of archaeology, proximity to a registered park and garden, and its location within a final stage sand and gravel buffer zone.</p> <p><i>(AECOM note: there is no registered park and garden close to the site – the nearest (New Hall School) is approximately 2km to the west-northwest)</i></p>			
	Suitable	Available	Achievable	

<sup>32</sup> See Figure 5.1

Landscape appraisal conclusions	Within Area C, which plays an important role in the setting of Broomfield and in reinforcing separation from Chelmsford. Opportunity for carefully designed extension to Broomfield due to the presence of a small knoll of higher land south of Roselawn Farm, as long as new development does not extend onto this higher ground. New development should be rural in character along its outer edge, and may present opportunities for improved access into the lower area of valley and improved interpretation of the Anglo-Saxon burial site.
Other relevant information	Site boundary has been superseded by BNP3, submitted as part of the Neighbourhood Plan Call for Sites. Anglo-Saxon burial excavated in late 19 <sup>th</sup> century in the northern part of the site. No traces of the archaeological excavation remain.
Conclusions and Recommendations	Conclusions and recommendations for this site are provided in the assessment of BNP3.
Next steps	N/A



Site reference	Site Name	Broomfield SLAA reference(s) <sup>33</sup>	
CFS219	Land North of Cricketers Close, Broomfield	26, 27	
			
Site Area (ha)	9.75		
Description	Agricultural land.		
Ownership / intentions for future use of the site	Unknown.		
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge		
Planning Permissions / planning history	No recent or relevant planning history.		
SLAA conclusions	<p><b>Discounted as within Green Wedge.</b>  <b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies a number of suitability constraints. Part of the site is within Flood Risk Zone 2 (although a significant part is within flood zone 1), and some ground condition treatment is expected to be required. The site is also partially within a Local Wildlife Site buffer zone, and it is outside but adjacent to the Defined Settlement Boundary. There are several TPOs in the southwest corner of the site, a Grade II listed building adjacent to the eastern edge, and an archaeological site outside the northern boundary.</p>		
	Suitable	Available	Achievable

<sup>33</sup> See Figure 5.1

Landscape appraisal conclusions	Within Area B, considered unsuitable for residential or commercial development due to the risk of undermining the unspoilt rural character and historical association of Broomfield with the Chelmer Valley.
Other relevant information	Significant overlap with CFS53 and CFS62. The site is partly within a Critical Drainage Area identified by Essex County Council.
Conclusions and Recommendations	<p><b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b></p> <p>The site is adjacent to the Defined Settlement Boundary and within the Green Wedge. While the Green Wedge designation does not preclude all development, it does limit the type of development which is acceptable, and any allocation should reflect the criteria set out in Policy CO3 of the emerging Local Plan.</p> <p>It is likely that any development which extends eastwards of the existing development to the south would conflict with the purposes of the Green Wedge designation since it would decrease the separation between Broomfield and the new extension to Chelmsford east of the A130 (Essex Regiment Way). The eastern edge of the site where it borders the River Chelmer is also potentially unsuitable due to the risks of surface water and fluvial flooding. The western edge of the site is in a Critical Drainage Area, indicating a higher risk of surface water flooding, and mitigation is likely to be required.</p> <p>While there may be potential for limited development within the two fields on the western edge of the site, subject to establishing suitable access and the provision of appropriate screening to reduce visual impact from across the Chelmer valley, this would need to be considered in light of the conclusions of the Landscape Appraisal, which suggests that development at this location is unsuitable.</p>
Next steps	<p>Consider whether partial allocation of the site would be acceptable despite the potential conflict with the conclusions of the Landscape Appraisal.</p> <p>Verify land ownership, as this site has also been promoted as CFS53 and CFS62 with slightly different boundaries.</p> <p>Engage with the landowner to determine whether the site is still available, and if they would be willing to accept development of a smaller part of the site than that promoted via the Local Plan Call for Sites for the uses set out in Policy CO3 of the emerging Local Plan.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>34</sup>
CFS277	187 Main Road, Broomfield	23



Site Area (ha)	1.52			
Description	Greenfield site, with car parking in northeast corner of site.			
Ownership / intentions for future use of the site	Unknown, although site BNP2 which includes this site, is being promoted for care home and residential use.			
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area			
Planning Permissions / planning history	No recent or relevant planning history.			
SLAA conclusions	<p><b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>The SLAA identifies several suitability constraints. Ground condition treatment is expected to be required on majority of site, and there are several TPOs on site. The site’s southern boundary is adjacent to open space (allotments), while the northern boundary is adjacent to the Grade II listed Broomfield Place.</p> <table border="1"> <tr> <td><b>Suitable</b></td> <td><b>Available</b></td> <td><b>Achievable</b></td> </tr> </table>	<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>		
Landscape appraisal conclusions	Within Area E, which has limited capacity for development beyond low level development or redevelopment of existing farm complexes.			
Other relevant information	Forms part of site BNP2			

<sup>34</sup> See Figure 5.1

Conclusions and Recommendations	This site has been included as part of a larger site which came forward through the Neighbourhood Plan Call for Sites (site ref: BNP2). Overall conclusions and recommendations for this parcel are contained within the assessment of BNP2.
Next steps	N/A

Site reference	Site Name	Broomfield SLAA reference(s) <sup>35</sup>
15SLAA13	Land Opposite 19 to 23 Church Green, Broomfield	9

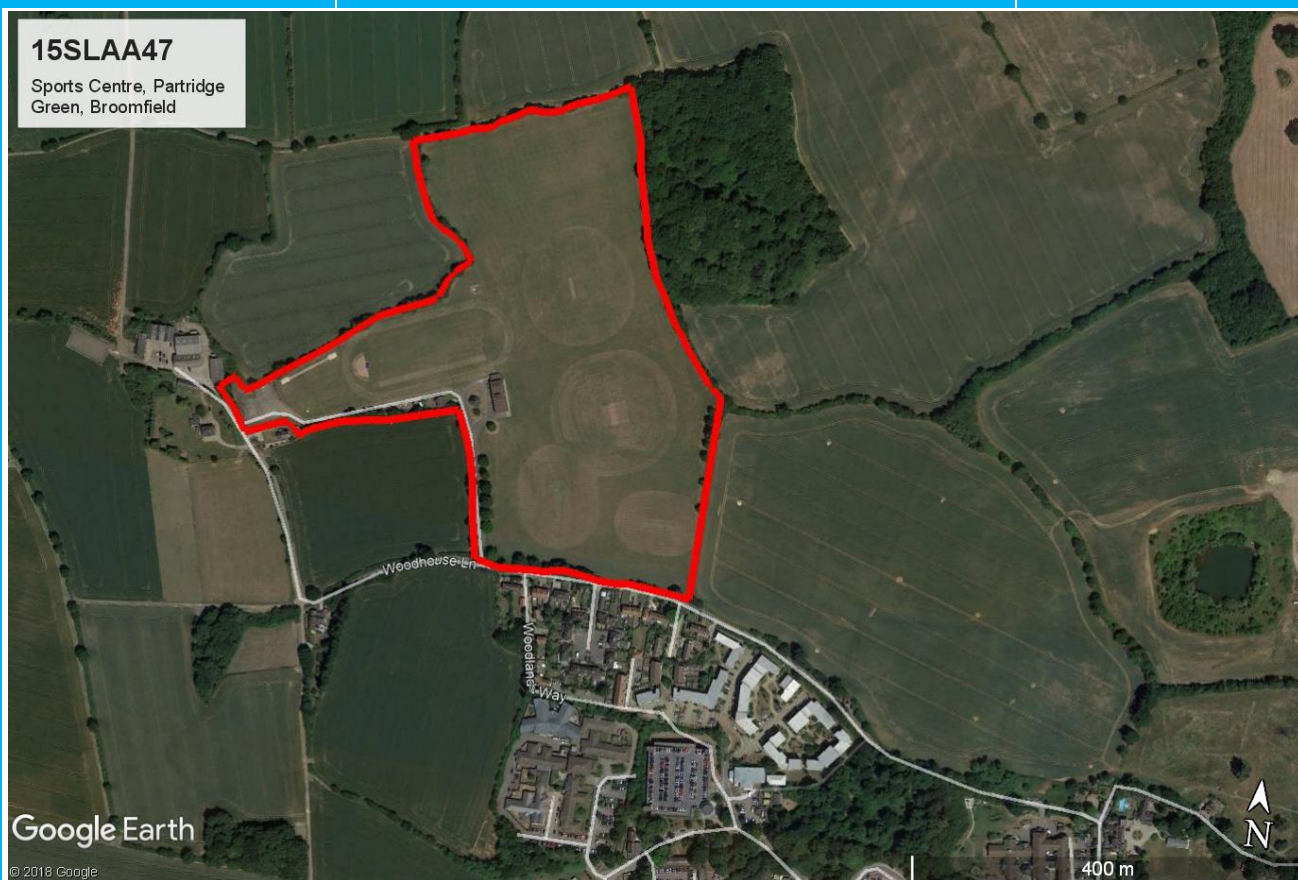


Site Area (ha)	3.89
Description	Greenfield site, currently used for informal grazing.
Ownership / intentions for future use of the site	Entire site is not within control of land promoter. Proposed future use unknown.
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area
Planning Permissions / planning history	No recent or relevant planning history.
SLAA conclusions	<p><b>Sites faces some suitability and availability constraints but performs well against achievability criteria.</b></p> <p>Adjacent to a Defined Settlement Boundary. Grade II listed Broomfield Hall adjacent to north, and Grade II* listed St Mary’s Church adjacent to north east. Adjacent to Broomfield Conservation Area. Archaeological site adjacent to north east. Several TPOs within and adjacent to site.</p> <p><b>Suitable</b> <span style="background-color: #28a745; color: white; padding: 2px;"> </span> <b>Available</b> <span style="background-color: #28a745; color: white; padding: 2px;"> </span> <b>Achievable</b> <span style="background-color: #28a745; color: white; padding: 2px;"> </span></p>
Landscape appraisal conclusions	Within Area F, which is not considered suitable for residential or commercial development. The appraisal identifies key views across the site to Broomfield

<sup>35</sup> See Figure 5.1

	Hall and St Mary’s Church, and suggests the site (formed of two fields known as Broom Pightle and Night Pasture) should be considered for designation as Open Green Space due to its historical importance and association with the Conservation Area.
Other relevant information	The site is wholly within a Critical Drainage Area identified by Essex County Council.
Conclusions and Recommendations	<p><b>The site is not considered suitable for allocation in the Neighbourhood Plan.</b></p> <p>The landscape sensitivities of the site, particularly the views across the site from its southern edge towards the listed buildings within the Conservation Area, mean that it is considered unsuitable for residential allocation. The site serves the community as a valued green space with a Public Right of Way which is used for dog walking and to access the public footpaths which extend into the open countryside to the west of Broomfield.</p> <p>The site is entirely within a Critical Drainage Area, indicating a higher risk of surface water flooding. Mitigation is likely to be required for any development on this site.</p> <p>It is potentially suitable for designation as Local Green Space in the Neighbourhood Plan.</p>
Next steps	If the site is considered for Local Green Space designation, prepare supporting evidence to demonstrate its value to the community.

Site reference	Site Name	Broomfield SLAA reference(s) <sup>36</sup>
15SLAA47	Sports Centre, Partridge Green, Broomfield	1

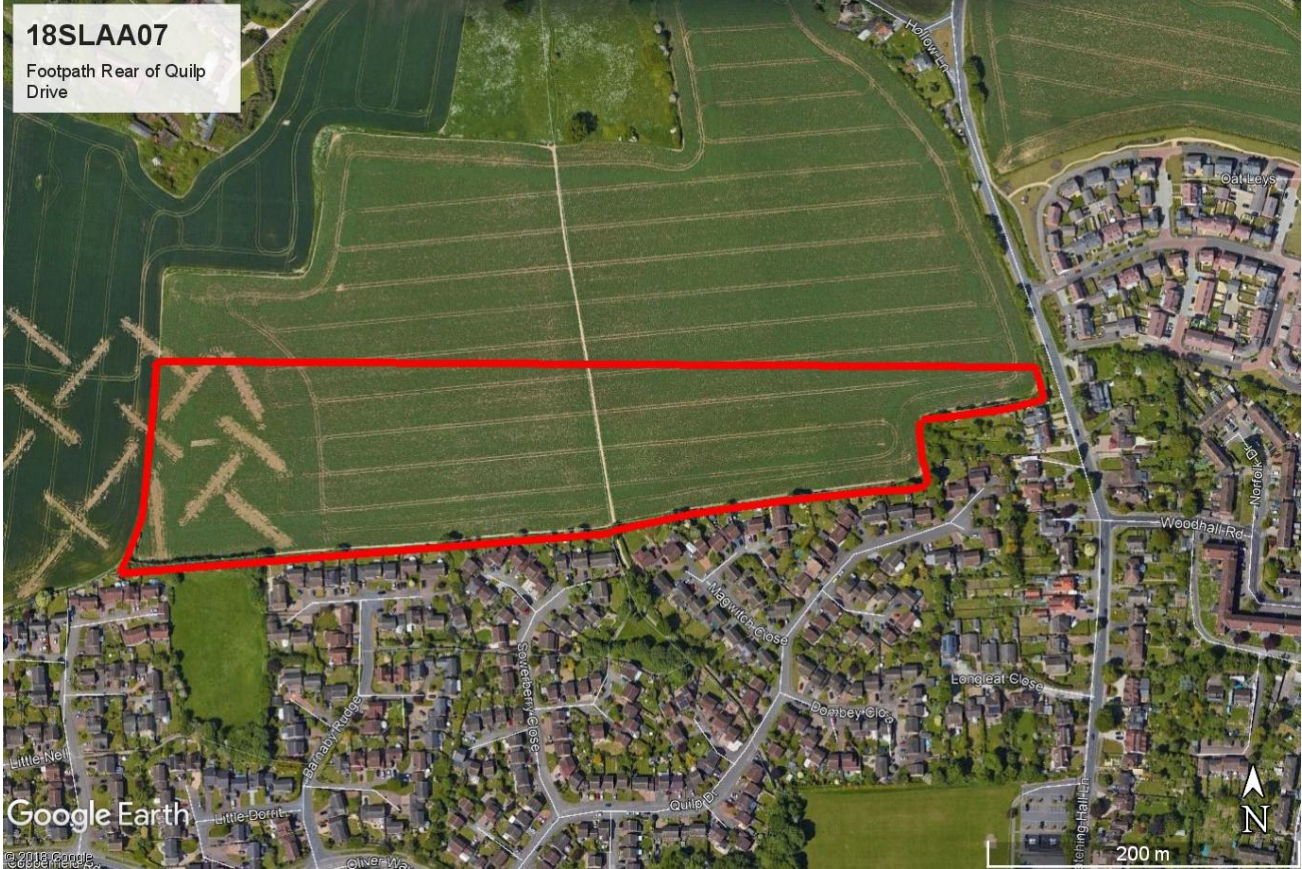


Site Area (ha)	12.7			
Description	Playing fields.			
Ownership / intentions for future use of the site	Unknown			
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area			
Planning Permissions / planning history	No recent or relevant planning history.			
SLAA conclusions	<b>Site performs well against suitability and achievability criteria but faces some availability constraints.</b> Wholly or partially within a Mineral Safeguarding Area. Existing use needs to vacate and alternative location for sports ground needs to be found.			
	<table border="1"> <tr> <td><b>Suitable</b></td> <td><b>Available</b></td> <td><b>Achievable</b></td> </tr> </table>	<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>		
Landscape appraisal conclusions	Within Area G, which is considered to be highly sensitive to change due to its rural characteristics and elevation, and unsuitable for residential and commercial development.			
Other relevant information	Forms part of CFS181			

<sup>36</sup> See Figure 5.1

<p>Conclusions and Recommendations</p>	<p><b>The site is not considered suitable for allocation in the Neighbourhood Plan.</b></p> <p>Although the site is adjacent to Strategic Growth Site 6 in the Local Plan, it is considered unsuitable for allocation in the neighbourhood plan due to the potential impact of development on landscape which is identified as highly sensitive to change. It is in an unsustainable location away from local services, and the existing access road is insufficient to support large-scale development. The site also performs a valuable function as playing fields, and it is unclear whether any alternative location has been identified for this use to continue.</p>
<p>Next steps</p>	<p>N/A</p>



Site reference	Site Name	Broomfield SLAA reference(s) <sup>37</sup>				
18SLAA07	Footpath Rear of Quilp Drive	18, 40				
						
Site Area (ha)	5.64					
Description	Agricultural land.					
Ownership / intentions for future use of the site	Unknown, although BNP5, which includes most of the site, is being promoted for residential development.					
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area					
Planning Permissions / planning history	No recent or relevant planning history.					
SLAA conclusions	<b>Site faces some suitability constraints but performs well against availability and achievability criteria.</b>					
	Wholly or partially within a Mineral Safeguarding Area. Adjacent to Chelmsford urban area. Grade II Listed building (141-145 Patching Hall Lane) adjacent to site. TPOs adjacent to south and east of site.					
Landscape appraisal conclusions	<table border="1" style="width:100%; text-align:center;"> <tr> <td style="width:25%;"><b>Suitable</b></td> <td style="width:25%;"></td> <td style="width:25%;"><b>Available</b></td> <td style="width:25%;"></td> </tr> </table>		<b>Suitable</b>		<b>Available</b>	
	<b>Suitable</b>		<b>Available</b>			
Within Area D, which has some capacity for residential development associated with Chelmsford. New development in this area should avoid reducing the sense of separation between Broomfield and Chelmsford and should reinforce the village green character of Scot's Green.						

<sup>37</sup> See Figure 5.1

Other relevant information	Forms part of site BNP5. The site is wholly within a Critical Drainage Area identified by Essex County Council.
Conclusions and Recommendations	Conclusions and recommendations are provided as part of the assessment of BNP5.
Next steps	N/A

Site reference	Site Name	Broomfield SLAA reference(s) <sup>38</sup>
18SLAA08	Land North of Oat Leys	39



Site Area (ha)	1.91						
Description	Agricultural land.						
Ownership / intentions for future use of the site	Unknown.						
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area						
Planning Permissions / planning history	No recent or relevant planning history.						
SLAA conclusions	<p><b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>Ground condition treatment expected to be required on part of site. Wholly or partially within Mineral Safeguarding Area. Adjacent to Chelmsford urban area.</p> <table border="1"> <tr> <td><b>Suitable</b></td> <td></td> <td><b>Available</b></td> <td></td> <td><b>Achievable</b></td> <td></td> </tr> </table>	<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>	
<b>Suitable</b>		<b>Available</b>		<b>Achievable</b>			
Landscape appraisal conclusions	Within Area E, which has limited capacity for development beyond low level development or redevelopment of existing farm complexes.						
Other relevant information	The site is partly within a Critical Drainage Area identified by Essex County Council.						

<sup>38</sup> See Figure 5.1

<p>Conclusions and Recommendations</p>	<p><b>The site is considered unsuitable for allocation in the Neighbourhood Plan.</b></p> <p>Although the site is adjacent to the Chelmsford urban area, development at this location would represent encroachment into open countryside within landscape which has been identified as being sensitive to change and unsuitable for large-scale development. It would reduce the sense of separation between Chelmsford and Broomfield, and may have adverse impacts on the character of Scot's Green, immediately to the west.</p> <p>The site is partly within a Critical Drainage Area which covers the built-up area immediately to the south and extends into open countryside, indicating a higher risk of surface water flooding. Mitigation is likely to be required for any development on this site.</p>
<p>Next steps</p>	<p>N/A</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>39</sup>			
18SLAA11	Land South West of Broomfield Place, Main Road	22, 38			
					
Site Area (ha)	19.5				
Description	Agricultural land.				
Ownership / intentions for future use of the site	Unknown				
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area				
Planning Permissions / planning history	No recent or relevant planning applications. The northern central part of the site formed part of Site Allocation 2 in the NCAAP (see paragraph 4.29, p.12 of this report), but this allocation has been withdrawn in the draft Local Plan.				
SLAA conclusions	<p><b>Site performs well against suitability, availability and achievability criteria.</b></p> <p>Ground condition treatment expected to be required on part of site. Wholly or partially within Mineral Safeguarding Area. Adjacent to Chelmsford urban area.</p> <table border="1" data-bbox="579 1794 1511 1834"> <tr> <td style="background-color: #28a745; color: white;"><b>Suitable</b></td> <td style="background-color: #28a745; color: white;"><b>Available</b></td> <td style="background-color: #28a745; color: white;"><b>Achievable</b></td> </tr> </table>		<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>			
Landscape appraisal conclusions	Within Area E, which has limited capacity for development beyond low level development or redevelopment of existing farm complexes.				
Other relevant information	The site is partly within a Critical Drainage Area identified by Essex County Council.				

<sup>39</sup> See Figure 5.1

<p>Conclusions and Recommendations</p>	<p><b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b></p> <p>A small part of the southern edge of the site is within a Critical Drainage Area, indicating a higher risk of surface water flooding. Mitigation is likely to be required for any development on this part of the site.</p> <p>The majority of the site consists of open countryside which plays a valuable role in reinforcing the visual separation between Chelmsford and Broomfield. It also sits within landscape that has been identified as having little capacity for development. It is therefore considered to be largely unsuitable for allocation.</p> <p>However, the narrow field immediately south of the allotments may be suitable for allocation. It is bordered to the east by existing residential development, which reduces the contribution of this field to any visual separation between the two settlements from the B1008. There is the potential for sensitive development of the site to create an outward-facing defined edge to Broomfield which reinforces the perceived gap between the urban area and the village.</p>
<p>Next steps</p>	<p>Consider whether partial allocation of the site would be acceptable despite the potential conflict with the conclusions of the Landscape Appraisal.</p> <p>Engage with the landowner to determine whether the land is available for partial allocation in line with the recommendation above.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>40</sup>
18SLAA14	Land North of The Larthings	16



Site Area (ha)	10.92 (of which 4.25ha in Broomfield Parish)			
Description	Agricultural land.			
Ownership / intentions for future use of the site	Unknown			
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area			
Planning Permissions / planning history	No recent or relevant planning history.			
SLAA conclusions	<p><b>Site faces some suitability constraints but performs well against availability and achievability criteria.</b></p> <p>Wholly or partially within Mineral Safeguarding Area. Adjacent to Chelmsford urban area. Grade II* listed Chobbings Farm and Grade II listed Chobbings Barn and Granary to west of site (within Chignal Parish). TPO adjacent to southern boundary.</p> <table border="1"> <tr> <td><b>Suitable</b></td> <td><b>Available</b></td> <td><b>Achievable</b></td> </tr> </table>	<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>
<b>Suitable</b>	<b>Available</b>	<b>Achievable</b>		
Landscape appraisal conclusions	Within Area E, which has limited capacity for development beyond low level development or redevelopment of existing farm complexes.			

<sup>40</sup> See Figure 5.1

Other relevant information	The site is partly with a Critical Drainage Area identified by Essex County Council.
Conclusions and Recommendations	<p><b>The site is considered unsuitable for allocation in the Neighbourhood Plan.</b></p> <p>The majority of the site is outside the Neighbourhood Plan area and is therefore beyond the scope of the plan. The eastern part of the site, which is within the plan area, is in a landscape which is considered to have little capacity for development, and although it will be adjacent to the built-up area once the development immediately to the south is complete, any development at this location would result in a significant incursion into open countryside, away from local services and on a narrow road which is potentially unsuitable as an access route. There is also a risk that any development would have an adverse impact on the setting of the Grade II listed Priors, east of Hollow Lane, which currently sits in an open landscape and may become more enclosed if the site is developed.</p> <p>A small part of the site, along the eastern edge, is within a Critical Drainage Area, indicating a higher risk of surface water flooding. Mitigation is likely to be required for any development on this part of the site.</p>
Next steps	N/A



Site reference	Site Name	Broomfield SLAA reference(s) <sup>41</sup>
BNP1	Land at Brooklands	29, 30, 31, 32, 33, 34



Site Area (ha)	5.93
Description	Residential, offices and greenfield (gardens/pasture).
Ownership / intentions for future use of the site	Residential, commercial and community use.
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge
Planning Permissions / planning history	19/00770/LBC – Pending consideration for alterations, extensions and change of use of four outbuildings to B1 (office use). Application corresponds to site CFS153.
SLAA conclusions	N/A
Landscape appraisal conclusions	Within Area B, considered unsuitable for residential or commercial development due to the risk of undermining the unspoilt rural character and historical association of Broomfield with the Chelmer Valley.
Other relevant information	Includes sites CFS153, CFS154 and BNP7.
Conclusions and Recommendations	<b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b>  The site is adjacent to the Defined Settlement Boundary and within the Green Wedge. While the Green Wedge designation does not preclude all development, it does limit the type of development which is acceptable, and any allocation should reflect the criteria set out in Policy CO3 of the emerging Local Plan.

<sup>41</sup> See Figure 5.1

	<p>Any decision to allocate the site for development in the Neighbourhood Plan would need to be taken in light of the conclusions of the Landscape Appraisal, which suggests that development at this location is unsuitable. There is existing screening provided by mature trees along the site boundary, which reduce the site's visibility from across the Chelmer valley and from the adjacent sports fields and Public Right of Way.</p> <p>To limit the visual impact of development, it may be more appropriate to only allocate the more enclosed parts of the site, including the area immediately to the east of Broomfield Library (which corresponds with CFS154 and BNP7). Consideration should also be given to the outcome of the planning application covering CFS153.</p> <p>Allocations should also take into account the setting of the Grade II listed Brooklands, in the centre of the site, and policies should be designed to mitigate any adverse impact.</p>
<p>Next steps</p>	<p>Consider whether whole or partial allocation of the site would be acceptable despite the potential conflict with the conclusions of the Landscape Appraisal.</p> <p>Engage with the landowner to obtain further details on the proposed community use for Brooklands and how impact on the listed building of development of the wider site will be minimised.</p> <p>Await outcome of planning application 19/00770/LBC and, if approved, determine whether this part of the site should be removed from any allocation.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>42</sup>
BNP2	Land adjacent to Broomfield Place	23
Site Area (ha)	2.57	
Description	Residential, car park and pasture	
Ownership / intentions for future use of the site	Publicly-owned land, promoted by Essex County Council for retirement and active elderly living, care home, residential, and ancillary community uses. 60-80 dwellings proposed.	
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area	
Planning Permissions / planning history	11/01409/FUL and 11/01409/OUT – full application for 223 dwellings (including 79 affordable homes) and outline application for primary school and public open space. Applications are still pending consideration.	
SLAA conclusions	N/A	
Landscape appraisal conclusions	Within Area E, which has limited capacity for development beyond low level development or redevelopment of existing farm complexes.	
Other relevant information	Includes all of site CFS277. Previously allocated in the NCAAP as part of a larger site for residential and educational development, although the Broomfield settlement boundary has been redrawn in the emerging Local Plan and no longer includes the site.	
Conclusions and Recommendations	<b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b>	

<sup>42</sup> See Figure 5.1

	<p>The site is within landscape which has limited development capacity, and it is considered that the woodland and gardens of Broomfield Place and the field north of the allotments are unsuitable for allocation in the plan due to the potential adverse impacts on the landscape. This area may be appropriate for designation as Local Green Space and could provide a connection to the cycle route which is proposed along the western edge of the site.</p> <p>There is potential for limited development on the car park behind Broomfield Lodge on the eastern edge of the site, approximately following the line of the existing housing and gardens along the B1008. Any development of this part of the site should be designed to minimise any impact on the setting of the Grade II listed Broomfield Place.</p>
<p>Next steps</p>	<p>Ascertain the status of the two planning applications for the site, which appear to be undetermined despite having been submitted in 2011.</p> <p>Engage with the landowner to determine whether they would be support partial allocation of the site for residential development and designation of the remainder as Local Green Space.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>43</sup>
BNP3	Saxon Way	35
Site Area (ha)	6.15	
Description	Agricultural buildings and farmland.	
Ownership / intentions for future use of the site	Residential (80 dwellings) and open space.	
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge	
Planning Permissions / planning history	No recent or relevant planning history.	
SLAA conclusions	N/A	
Landscape appraisal conclusions	Within Area C, which plays an important role in the setting of Broomfield and in reinforcing separation from Chelmsford. Opportunity for carefully designed extension to the built-up area due to the presence of a small knoll of higher land south of Roselawn Farm, as long as new development does not extend onto this higher ground. New development should be rural in character along its outer edge and may present opportunities for improved access into the lower area of valley.	
Other relevant information	Site includes the majority of CFS212, with the addition of Roselawn Farm. The farm is also included within the boundary of site BNP4.	
Conclusions and Recommendations	<b>The site is considered potentially suitable for allocation in the Neighbourhood Plan.</b>	

<sup>43</sup> See Figure 5.1

	<p>Roselawn Farm, in the north of the site, is within the Chelmsford urban area, as amended in the emerging Local Plan, indicating that the farm may be redeveloped, providing a more urban character to this part of the Chelmer Valley and to the northern edge of the site. The landscape appraisal also suggests that small-scale development at this location may be acceptable, and the proposal to retain the small knoll south of Roselawn Farm as open space would reduce the visibility of development from locations across the Chelmer Valley.</p> <p>While the site is potentially suitable for allocation on its own, the land immediately to the south was also promoted through the SHLAA (site CFS211). These two sites in combination could form a more coherent extension to the urban area.</p> <p>The site is entirely within the Green Wedge, and while this designation does not preclude all development, it does limit the type of development which is acceptable. Any allocation should reflect the criteria set out in Policy CO3 of the emerging Local Plan, and it is recommended that the guidance set out in the Landscape Appraisal is incorporated into the Neighbourhood Plan policy should the site be allocated.</p>
<p>Next steps</p>	<p>Consider whether allocation of this site would be acceptable in light of the conclusions of the Landscape Appraisal.</p> <p>Engage with CCC to determine whether allocation would be supported under Policy CO3 of the emerging Local Plan, and with the landowner to determine whether they would be willing to develop the site in line with the requirements of the policy.</p> <p>Explore opportunities for the joint allocation of this site and BNP4 to increase open space provision and access to the lower Chelmer Valley.</p> <p>Engage with the promoters of this site and CFS211 to determine whether opportunities exist to provide a north-south cycle route running across both sites, and to explore the possibility of creating a single allocation covering both landholdings.</p>

Site reference	Site Name	Broomfield SLAA reference(s) <sup>44</sup>
BNP4	Land at Roselawn Farm	-



Site Area (ha)	19.9
Description	Agricultural land
Ownership / intentions for future use of the site	Residential and/or business uses with scope to include open space and wildlife habitat.
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge
Planning Permissions / planning history	No recent or relevant planning history.
SLAA conclusions	N/A
Landscape appraisal conclusions	Within Area C, which plays an important role in the setting of Broomfield and in reinforcing separation from Chelmsford. Opportunity for carefully designed extension to the built-up area due to the presence of higher land south of Roselawn Farm, as long as new development does not extend onto this higher ground. New development should be rural in character along its outer edge and may present opportunities for improved access into the lower area of valley.
Other relevant information	Roselawn Farm is also included in the boundary of site BNP3
Conclusions and Recommendations	<b>The site is considered partly suitable for allocation in the Neighbourhood Plan.</b>  Roselawn Farm, in the northwest of the site, is within the Chelmsford urban area, as amended in the emerging Local Plan, indicating that the farm may be

<sup>44</sup> See Figure 5.1

	<p>redeveloped, providing a more urban character to this part of the Chelmer Valley and to the northern edge of the site. The landscape appraisal also suggests that small-scale development at this location may be acceptable.</p> <p>While the farm complex may be suitable for allocation, the remainder of the site is highly visible from various locations across the Chelmer Valley, and development of the greenfield land would significantly reduce the separation between the built-up areas east and west of the river, which goes against the purposes of the Green Wedge set out in the emerging Local Plan. In addition, much of the eastern part of the site is within Flood Risk Zones 2 and 3, and at medium-high risk of surface water flooding, and is considered unsuitable for residential development.</p> <p>It is recommended that any allocation at Roselawn Farm is based on the boundaries of site BNP3 rather than those of BNP4, since BNP3 has a clearer relationship to the existing built-up area and has greater potential for a defensible boundary to be created.</p>
<p>Next steps</p>	<p>Engage with the landowner/site promoter to ascertain whether they would be willing to include the site in a single allocation with BNP3, with residential development being limited to the boundary of BNP3 and with this site acting as additional open space and wildlife habitat.</p> <p>Engage with CCC to determine whether allocation of the two sites in combination would be supported under Policy CO3 of the emerging Local Plan.</p>




Site reference	Site Name	Broomfield SLAA reference(s) <sup>45</sup>
BNP5	Land at Patching Hall Lane	17, 18



Site Area (ha)	8.46
Description	Agricultural land.
Ownership / intentions for future use of the site	Residential, with open space
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy S2 – Securing Sustainable Development Emerging Policy CO4 – New Buildings and Structures in the Rural Area
Planning Permissions / planning history	No recent or relevant planning history.
SLAA conclusions	N/A
Landscape appraisal conclusions	Within Area D, which has some capacity for residential development associated with Chelmsford. New development in this area should avoid reducing the sense of separation between Broomfield and Chelmsford and should reinforce the village green character of Scot’s Green.
Other relevant information	Includes most of 18SLAA07 Most of the site is within a Critical Drainage Area identified by Essex County Council. The site promoter has confirmed that land immediately to the north within the same field is in the same ownership.
Conclusions and Recommendations	<b>This site is considered suitable for allocation in the Neighbourhood Plan.</b>

<sup>45</sup> See Figure 5.1

	<p>The site lies between the new development at Oat Leys (to the east) and a site currently being developed north of Copperfield Road (to the west). Once the Copperfield Road scheme is complete, this site will be bordered on three sides by residential development, reducing its current openness. It is potentially suitable for allocation, with development forming a new defined edge to the Chelmsford urban area.</p> <p>The majority of the site is within a Critical Drainage Area, indicating a higher risk of surface water flooding. Mitigation is likely to be required for any development on this site.</p> <p>It is recommended that any allocation of this site is accompanied by policies which address the need for a strategic gap between development at this location and the existing houses at Scot's Green. Care should also be taken to ensure that development reinforces the open setting of the Grade II listed Priors to the northwest and that adverse impacts on the Grade II listed building at 141-145 Patching Hall Lane to the southeast are also minimised.</p>
Next steps	Engage with the landowner and CCC to develop detailed policies to shape development on the site and to ensure that it is accessible from and well-connected to the surrounding area, including by sustainable modes of transport.

Site reference	Site Name	Broomfield SLAA reference(s) <sup>46</sup>
BNP6	Land West of Broomfield	
		
Site Area (ha)	13.6	
Description	Agricultural land	
Ownership / intentions for future use of the site	Housing and community uses	
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO4 – New Buildings and Structures in the Rural Area	
Planning Permissions / planning history	No recent or relevant planning history	
SLAA conclusions	N/A	
Landscape appraisal conclusions	Within Area F, which is not considered suitable for residential or commercial development. The land forms an important part of the setting of Broomfield and the Conservation Area in particular, as well as offering views to the west and access to the open countryside.	
Other relevant information	Forms part of larger site CFS181. The exact boundary has not been provided, but the shaded area shown in the site plan is believed to be the approximate extent of the site. The site is within a Critical Drainage Area identified by Essex County Council.	
Conclusions and Recommendations	Conclusions and recommendations are provided as part of the assessment of CFS181	
Next steps	N/A	

<sup>46</sup> See Figure 5.1

Site reference	Site Name	Broomfield SLAA reference(s) <sup>47</sup>
BNP7	Land East of Broomfield Library, 180 Main Road	30,32,33





Site Area (ha)	0.52
Description	Greenfield site – parkland associated with Brooklands House.
Ownership / intentions for future use of the site	Residential, potentially to deliver housing for older people.
Relevant Planning Policy	Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt Emerging Policy CO3 – New Buildings and Structures in the Green Wedge
Planning Permissions / planning history	No recent or relevant planning history.
SLAA conclusions	<p><b>Discounted as within Green Wedge.</b>  <b>Site faces some suitability constraints but performs well against availability and achievability criteria.</b></p> <p>Outside Defined settlement boundary or urban area.                      Grade II listed Brooklands House to the north of site.                      TPO within and adjacent to site.</p> <p><b>Suitable</b> <span style="background-color: green; color: white; padding: 2px;"> </span> <b>Available</b> <span style="background-color: green; color: white; padding: 2px;"> </span> <b>Achievable</b> <span style="background-color: red; color: white; padding: 2px;"> </span></p>
Landscape appraisal conclusions	Within Area B, considered unsuitable for residential or commercial development due to the risk of undermining the unspoilt rural character and historical association of Broomfield with the Chelmer Valley.
Other relevant information	Forms part of site BNP1. Site was previously submitted as SLAA site 17SLAA19.

<sup>47</sup> See Figure 5.1

Conclusions and Recommendations	Conclusions and recommendations are provided as part of the assessment of BNP1.
Next steps	N/A

# Appendix B Detailed Site Assessments (Neighbourhood Plan Call for Sites)

## Site Details

Topic	Details
<i>Site Reference / Name</i>	BNP1 / Land at Brooklands
	
<i>Site Address / Location</i>	Land at Brooklands, Broomfield
<i>Gross Site Area (Hectares)</i>	5.93
<i>SHLAA/SHELAA Reference (if applicable)</i>	Includes CFS153, CFS154 and 17SLAA19
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	See assessments in Appendix A for conclusions on individual sites
<i>Existing land use</i>	Residential, commercial
<i>Land use being considered, if known</i>	Residential, commercial, community use
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	None proposed
<i>Site identification method / source</i>	Neighbourhood Plan call for sites
<i>Planning history (Live or previous planning applications/decisions)</i>	19/00770/LBC – Pending consideration for alterations, extensions and change of use of four outbuildings to B1 (office use). Application corresponds to site CFS153.
<i>Neighbouring uses</i>	Residential, agricultural, library, playing fields.

# Assessment of Suitability

## Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p><b>Low Risk.</b> Entire site is within Flood Zone 1.</p>

<p>Flood Zone 1: <b>Low Risk</b>                  Flood Zone 2: <b>Medium Risk</b>                  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>                  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)  <b>Yes / No / Unknown</b></p>	<p>Unknown</p>
<p>Site contains habitats with the potential to support priority species?                  Does the site contain local wildlife-rich habitats?                  Is the site part of:</p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b> - entire site is BAP Priority Habitat (woodpasture and parkland), potential habitat for lapwings, turtle doves, arable and grassland assemblage farmland birds.</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)  <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>



## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i>                      Flat or relatively flat                      Gently sloping or uneven                      Steeply sloping</p>	<p>Gently sloping from west to east</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i>                      Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i>                      Pedestrian?                      Yes / No / Unknown                      Cycle?                      Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i>                      Yes / No / Unknown</p>	<p>No but a PRoW runs just outside the southern boundary of the site.</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i>                      Yes / No / Unknown</p>	<p>Yes - multiple individual and groups TPOs within site and along boundary.</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i>                      Significant trees?                      Yes, within / Yes, adjacent / No / Unknown                      Potentially veteran or ancient trees present?                      Yes, within / Yes, adjacent / No / Unknown                      Owned by third parties?                      Yes / No / Unknown</p>	<p>Significant trees within and adjacent.                      Unknown if there are ancient/veteran trees.                      Ownership of trees is unknown but assumed to be the same as the land.</p>
<p><i>Is the site likely to be affected by ground contamination?</i>                      Yes / No / Unknown</p>	<p>Unknown</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i>                      Yes / No / Unknown</p>	<p>Unknown – none visible.</p>

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	No

### Accessibility

What is the distance to the following facilities (measured from the edge of the site)?	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<400m
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<400m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	<1600m
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	>800m

## Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <ol style="list-style-type: none"> <li>1. <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>2. <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>3. <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ol>	<p><b>Medium sensitivity.</b> The site is entirely within landscape that is identified as have little to no capacity to accommodate change, since it forms part of the setting of Broomfield when viewed from the east across the Chelmer Valley. The eastern part of the site is quite exposed and development is likely to be visible from the wider landscape, but the western half of the site is more enclosed and screened by existing mature planting and, with appropriate mitigation, may be able to accommodate change.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <ol style="list-style-type: none"> <li>4. <b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li>5. <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>6. <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ol>	<p><b>Medium sensitivity.</b> There is some intervisibility with the wider landscape, particularly from the eastern half of the site which consists of the gardens of Brooklands House and the grazing land beyond. The outbuildings to the north and the garden/orchard immediately east of Broomfield Library are more enclosed and far less visible from the surrounding landscape.</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible.</b></p> <p>The site includes the Grade II listed Brooklands. Indicative proposals suggest the building would be retained for possible community use.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

## Planning Policy Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<ul style="list-style-type: none"> <li>Emerging Policy CO3 – New Buildings and Structures Within the Green Wedge.</li> </ul>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>A mix of greenfield and previously developed land</p>

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Adjacent and connected to the existing settlement boundary.</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

## Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i>                      Yes / No / Unknown.</p>	<p><b>Yes</b>                      The site is promoted by the landowner during the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>                      Yes / No / Unknown.</p>	<p><b>No.</b> The site is promoted by a single landowner.</p>
<p><i>Is there a known time frame for availability?</i>                      Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>Available now.</p>

## Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i>                      Yes / No / Unknown.                      What evidence is available to support this judgement?</p>	<p>Unknown</p>

## Conclusions

Conclusions	Assessment
<ul style="list-style-type: none"> <li>What is the expected development capacity of the site?</li> </ul>	<p>The physical capacity of the site is approximately 177 homes, but it is unlikely the site could deliver at this level due to the presence of the Grade II listed building and the landscape sensitivities.</p>
<ul style="list-style-type: none"> <li>What is the likely timeframe for development?</li> <li>(0-5 / 6-10 / 11-15 / 15+ years)</li> </ul>	<p>Unknown</p>
<ul style="list-style-type: none"> <li>Other key information</li> </ul>	
<ul style="list-style-type: none"> <li>Overall rating (Red/Amber/Green)</li> <li>The site is suitable and available</li> <li>The site is potentially suitable, and available.</li> <li>The site is not currently suitable, and available.</li> <li>Are there any known viability issues? Yes / No</li> </ul>	<p>The site is potentially suitable, and available</p>

<ul style="list-style-type: none"> <li><b>Conclusions</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Assessment</b></li> </ul>
<ul style="list-style-type: none"> <li><i>Summary of justification for rating</i></li> </ul>	<ul style="list-style-type: none"> <li>The site is available;</li> <li>The site is adjacent to the built-up area of Broomfield and is comprised of greenfield and previously developed land with medium landscape and visual amenity sensitivities. Small-scale development of the site has the potential to deliver additional housing which is well-connected to the rest of the village, as well as potential additional employment floorspace and community uses;</li> <li>It has existing access to the main road through the village, and is well located for local facilities, services, and public transport connections;</li> <li>The eastern half of the site is more visible from the surrounding landscape, and development on this area should be avoided, therefore reducing the developable area. Residential development would need to be located away from this part of the site;</li> <li>The site is entirely within the Green Wedge designated in the emerging Local Plan, which limits the scale and type of development which is likely to be supported at this location. Any proposals for development should be prepared with due consideration to these policy constraints.</li> </ul>



## Site Details

Topic	Details
<i>Site Reference / Name</i>	BNP2 / Land south of Broomfield Place
	
<i>Site Address / Location</i>	Land to the south and rear of Broomfield Place, Main Road, Broomfield
<i>Gross Site Area (Hectares)</i>	2.57
<i>SHLAA/SHELAA Reference (if applicable)</i>	Includes CFS277
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	See assessments in Appendix A for conclusions on individual sites
<i>Existing land use</i>	Residential, car park and pasture
<i>Land use being considered, if known</i>	Retirement and active elderly living, care home, residential, ancillary community uses
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	60-80 units
<i>Site identification method / source</i>	NP Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	11/01409/FUL and 11/01409/OUT – full application for 223 dwellings (including 79 affordable homes) and outline application for primary school and public open space. Applications are still pending consideration.
<i>Neighbouring uses</i>	Residential, care home, playing fields, allotments, agricultural.

# Assessment of Suitability

## Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Low risk</p>

<p>Flood Zone 1: <b>Low Risk</b>                  Flood Zone 2: <b>Medium Risk</b>                  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>                  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)  <b>Yes / No / Unknown</b></p>	<p>Unknown</p>
<p>Site contains habitats with the potential to support priority species?                  Does the site contain local wildlife-rich habitats?                  Is the site part of:</p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b> - potential habitat for lapwing, corn bunting, turtle dove, arable and grassland assemblage farmland birds.</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)  <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i>  Flat or relatively flat  Gently sloping or uneven  Steeply sloping</p>	Flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i>  Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i>  Pedestrian?  Yes / No / Unknown  Cycle?  Yes / No / Unknown</p>	Yes
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i>  Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i>  Yes / No / Unknown</p>	Yes. Several individual and group TPOs and woodlands along site boundary.
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i>  Significant trees?  Yes, within / Yes, adjacent / No / Unknown  Potentially veteran or ancient trees present?  Yes, within / Yes, adjacent / No / Unknown  Owned by third parties?  Yes / No / Unknown</p>	<p>Significant trees within and adjacent to site.  Unknown if there are ancient/veteran trees.  Ownership of trees is unknown but assumed to be the same as the land.</p>
<p><i>Is the site likely to be affected by ground contamination?</i>  Yes / No / Unknown</p>	Unknown
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i>  Yes / No / Unknown</p>	Unknown, but none visible.

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>Unknown. Although there are no PRoWs crossing the site, it is readily accessible from the surrounding area and there is evidence of unofficial footpaths leading into the site which suggest it may have recreational value.</p>

## Accessibility

<b>What is the distance to the following facilities (measured from the edge of the site)?</b>	<b>Distance (metres)</b>	<b>Comments</b>
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<400m
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<400m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	1600-3900m
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	>800m

## Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p>7. <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>8. <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>9. <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>Medium sensitivity.</b> The site is on the eastern edge of landscape that has been identified as having limited capacity to accommodate change, since it forms part of the setting of Broomfield and contributes to the separation between the village and Chelmsford. The Landscape Appraisal identifies the potential for some small-scale development (low-rise/low density or single building) on the site which respects and conserves the parkland character and setting of Broomfield Place.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p>10. <b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p>11. <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>12. <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>Medium sensitivity.</b> The western edge of the site is quite visible across open fields from School Lane, and development has the potential to create a more visible edge to the settlement in an area which is generally screened from wider views. Low-level development of the eastern part of the site is likely to be less intrusive, particularly if mitigation is provided in the form of sensitive planting.</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and/or mitigation possible.</b></p> <p>Grade II listed Broomfield Place is immediately adjacent to the site and mitigation would be required to minimise impact on its setting, particularly since the site is comprised of the parkland which were historically part of the grounds of the house.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>

## Planning Policy Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<ul style="list-style-type: none"> <li>Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt</li> <li>Emerging Policy CO4 – New Buildings and Structures in the Rural Area</li> </ul>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p><b>A mix of greenfield and previously developed land.</b> The majority of the site is greenfield, but a small portion along the eastern edge is previously developed, comprising an existing residential building (The Lodge) and car parking.</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p>Adjacent to and connected to the existing built up area.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p>Within the existing settlement boundary in the adopted Core Strategy</p> <p>Adjacent to and connected to the existing settlement boundary in the emerging Local Plan</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>



## Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i>                      Yes / No / Unknown.</p>	<p><b>Yes</b>                      The site is promoted by the landowner during the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>                      Yes / No / Unknown.</p>	<p><b>No.</b> The site is promoted by a single landowner.</p>
<p><i>Is there a known time frame for availability?</i>                      Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>Available now.</p>

## Viability



Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i>                      Yes / No / Unknown.                      What evidence is available to support this judgement?</p>	<p>Unknown</p>

## Conclusions

<ul style="list-style-type: none"> <li><b>Conclusions</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Assessment</b></li> </ul>
<ul style="list-style-type: none"> <li>What is the expected development capacity of the site?</li> </ul>	<ul style="list-style-type: none"> <li>Landowner estimate: 60-80 homes</li> </ul>
<ul style="list-style-type: none"> <li>What is the likely timeframe for development?</li> <li>(0-5 / 6-10 / 11-15 / 15+ years)</li> </ul>	<ul style="list-style-type: none"> <li>Unknown</li> </ul>
<ul style="list-style-type: none"> <li>Other key information</li> </ul>	<p>The site forms part of a larger site which was allocated in the North Chelmsford Area Action Plan for residential and educational use. This allocation does not appear in the emerging Local Plan. The settlement boundary, which includes the site in the adopted plan, has been redrawn for the emerging Plan and no longer includes the site.</p>
<ul style="list-style-type: none"> <li>Overall rating (Red/Amber/Green)</li> <li>The site is suitable and available</li> <li>The site is potentially suitable, and available.</li> <li>The site is not currently suitable, and available.</li> <li>Are there any known viability issues? Yes / No</li> </ul>	<ul style="list-style-type: none"> <li>Potentially suitable, and available</li> </ul>

<ul style="list-style-type: none"> <li><b>Conclusions</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Assessment</b></li> </ul>
<ul style="list-style-type: none"> <li><i>Summary of justification for rating</i></li> </ul>	<ul style="list-style-type: none"> <li>The site is available;</li> <li>The site is adjacent to the built-up area of Broomfield and is a mix of previously developed land and greenfield. It is adjacent to the main road and has the potential to connect to the cycle route which is proposed to the west, linking Broomfield with Chelmsford;</li> <li>The site is well located for local facilities, services, and public transport connections;</li> <li>The site forms part of the setting of the adjacent Grade II listed Broomfield Place, and is largely comprised of its former gardens. Development of the whole site is likely to have adverse impacts on the setting of the house, and the site is therefore more suited to small-scale development, limiting the potential developable area. This may conflict with the landowner’s proposals for the site, which suggest the intention is to develop at a relatively high density. Early engagement with the landowner is recommended to determine whether the site would be available for limited residential development and open space provision;</li> <li>The site’s capacity for development is also limited by its landscape sensitivities. It is relatively exposed to view from the west, and at present this part of the village does not present a clear and defined edge to the agricultural land. Development of the whole site has the potential to change the character of the village as viewed from School Lane, Hollow Lane and the public footpaths which cross the fields to the west.</li> </ul>

## Site Details

Topic	Details
<i>Site Reference / Name</i>	BNP3 / Saxon Way
	
<i>Site Address / Location</i>	Saxon Way, Broomfield (Campions Farm/Roselawn Farm)
<i>Gross Site Area (Hectares)</i>	6.53
<i>SHLAA/SHELAA Reference (if applicable)</i>	Includes CFS212
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site was found to perform well against suitability and availability criteria, but to have some achievability constraints. It was discounted due the being within the Green Wedge.
<i>Existing land use</i>	Grazing land, stabling and business uses.
<i>Land use being considered, if known</i>	Residential and open space
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	80 dwellings
<i>Site identification method / source</i>	NP Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	No recent or relevant planning history.
<i>Neighbouring uses</i>	Agricultural, residential, community centre

# Assessment of Suitability

## Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Low risk</p>

<p>Flood Zone 1: <b>Low Risk</b>                  Flood Zone 2: <b>Medium Risk</b>                  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>                  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)  <b>Yes / No / Unknown</b></p>	<p>Unknown</p>
<p>Site contains habitats with the potential to support priority species?                  Does the site contain local wildlife-rich habitats?                  Is the site part of:</p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes</b> - potential habitat for lapwing, turtle dove, arable and grassland assemblage farmland birds.</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)  <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i>  Flat or relatively flat  Gently sloping or uneven  Steeply sloping</p>	<p>Gently sloping from north to south</p>
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i>  Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i>  Pedestrian?  Yes / No / Unknown  Cycle?  Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i>  Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there any known Tree Preservation Orders on the site?</i>  Yes / No / Unknown</p>	<p>No</p>
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i>  Significant trees?  Yes, within / Yes, adjacent / No / Unknown  Potentially veteran or ancient trees present?  Yes, within / Yes, adjacent / No / Unknown  Owned by third parties?  Yes / No / Unknown</p>	<p>No significant or veteran/ancient trees.</p>
<p><i>Is the site likely to be affected by ground contamination?</i>  Yes / No / Unknown</p>	<p>Unknown, although there is potential for contamination on the previously developed part of the site.</p>
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i>  Yes / No / Unknown</p>	<p>Yes. Telecoms mast on eastern edge of site. Site is potentially crossed by underground high voltage power line (11,000 volts).</p>

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

### Accessibility

What is the distance to the following facilities (measured from the edge of the site)?	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>&lt;400m</p>
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>&lt;400m</p>
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>&gt;1200m</p>
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>400-1200m</p>
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	<p>1600-3900m</p>
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>400-800m</p> <p>On-site provision is included in indicative development proposal</p>
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>400-800m</p>



## Landscape and Visual Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><b>13. Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>14. Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>15. High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>Medium sensitivity.</b> The Landscape Appraisal identifies this part of the lower Chelmer Valley as playing an important role in the setting of Broomfield, but suggests that the higher land south of Roselawn Farm (proposed as open space) provides an opportunity for residential development which would be less exposed to the surrounding area. The lower-lying southern part of the site is similarly less visible from view from the south and east. It is recommended that development, particularly along the outer edge, is rural in character.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><b>16. Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>17. Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>18. High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>Medium sensitivity.</b> Parts of the site, including the previously developed land at the north, and the southern half of the field, are reasonably enclosed and could accommodate development with minimal impact on long-range views. The higher part of the site, which covers the northern half of the field, is highly visible from the south and east across the Chelmer Valley and the potential visual impact means it is potentially unsuitable for residential development.</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible.</i></p> <p>The site includes an important Anglo-Saxon burial site, although there are no visible signs of the burial site or the archaeological excavation. The indicative proposals include preserving this part of the site as open space, with potential for interpretation of the burial.</p>

## Planning Policy Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<ul style="list-style-type: none"> <li>• CO3 – New Buildings and Structures Within the Green Wedge</li> </ul>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p><i>A mix of greenfield and previously developed land</i></p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p><b>Adjacent to and connected to the existing built up area.</b></p> <p>Roselawn Farm is within the built-up area.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary.</b></p> <p>In the emerging Local Plan, the farm at the north of the site would be included within the Chelmsford urban area.</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

## Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i>                      Yes / No / Unknown.</p>	<p><b>Yes</b>                      The site is promoted by the landowner during the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>                      Yes / No / Unknown.</p>	<p><b>No.</b> The site is promoted by a single landowner.</p>
<p><i>Is there a known time frame for availability?</i>                      Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>Available in 5 years.</p>

## Viability



Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i>                      Yes / No / Unknown.</p> <p><i>What evidence is available to support this judgement?</i></p>	<p>The promoter has not identified any barriers to development but has suggested this would be subject to a detailed review.</p> <p>It is likely that the existing structures on the northern part of the site would need to be demolished in order to deliver residential development. There may also be potential ground contamination resulting from existing uses on this land. It is unclear if the telecoms mast along the eastern boundary would need to be relocated in order to accommodate the proposed development.</p>

## Conclusions

• <b>Conclusions</b>	• <b>Assessment</b>
<ul style="list-style-type: none"> <li>• <i>What is the expected development capacity of the site?</i></li> </ul>	<ul style="list-style-type: none"> <li>• Landowner estimate: 80 homes</li> </ul>
<ul style="list-style-type: none"> <li>• <i>What is the likely timeframe for development?</i></li> <li>• <i>(0-5 / 6-10 / 11-15 / 15+ years)</i></li> </ul>	<ul style="list-style-type: none"> <li>• 6-10 years</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Other key information</i></li> </ul>	
<ul style="list-style-type: none"> <li>• Overall rating <i>(Red/Amber/Green)</i></li> <li>• <i>The site is suitable and available</i></li> <li>• <i>The site is potentially suitable, and available.</i></li> <li>• <i>The site is not currently suitable, and available.</i></li> <li>• Are there any known viability issues? <i>Yes / No</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>The site is potentially suitable, and available within 5 years</i></li> </ul>

<ul style="list-style-type: none"> <li><b>Conclusions</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Assessment</b></li> </ul>
<ul style="list-style-type: none"> <li><i>Summary of justification for rating</i></li> </ul>	<ul style="list-style-type: none"> <li>The site is available in 5 years;</li> <li>The site is adjacent to the built-up area and is a mix of previously developed land and agricultural land with medium landscape and visual amenity sensitivities. Development of the site has the potential to form an extension to the existing built-up area whilst making a limited contribution to coalescence between settlements. It has good access from the B1008 and development could enable the provision of cycle routes connecting Broomfield with Chelmsford as well as possible recreational access to the lower Chelmer Valley.</li> <li>The site is well located for local facilities, services, and public transport connections;</li> <li>The higher ground in the middle of the site is more visible than the other parts of the site, and it is therefore more sensitive to change. Development should be located away from this area as much as possible in order to minimise visual impact.</li> <li>The site is within the Green Wedge proposed in the emerging Local Plan, and the type and scale of development is constrained by the requirements of emerging policy CO3. While there is potential for this site to be allocated in the Neighbourhood Plan, engagement with both Chelmsford City Council and the landowner is likely to be required in order to ascertain whether development would be supported.</li> </ul>

## Site Details

Topic	Details
<i>Site Reference / Name</i>	BNP4 / Land at Roselawn Farm
	
<i>Site Address / Location</i>	Land and buildings at Roselawn Farm, Broomfield, Essex, CM1 7AG
<i>Gross Site Area (Hectares)</i>	19.9
<i>SHLAA/SHELAA Reference (if applicable)</i>	N/A
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	N/A
<i>Existing land use</i>	Agricultural, grazing, livery, commercial/business uses.
<i>Land use being considered, if known</i>	Residential and/or business uses with potential open space and wildlife/biodiversity habitat.
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Unknown
<i>Site identification method / source</i>	NP Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	No recent or relevant planning history.
<i>Neighbouring uses</i>	Agricultural, residential.

# Assessment of Suitability

## Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p><b>Medium Risk.</b> Around 50% of the site is within Flood Zones 2 and 3.</p>



<p>Flood Zone 1: <b>Low Risk</b>                  Flood Zone 2: <b>Medium Risk</b>                  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>                  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk.</b> There are areas at low-medium risk of surface water flooding along the Chelmer – these parts of the site are also in Flood Zones 2 and 3.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)  <b>Yes / No / Unknown</b></p>	<p>Unknown</p>
<p>Site contains habitats with the potential to support priority species?                  Does the site contain local wildlife-rich habitats?                  Is the site part of:</p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes.</b> Most of the land in the Chelmer flood plain is within BAP Priority Habitat (Coastal and Floodplain Grazing Marsh) and the whole site is a potential habitat for lapwing.</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)  <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i>  Flat or relatively flat  Gently sloping or uneven  Steeply sloping</p>	Gently sloping.
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i>  Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i>  Pedestrian?  Yes / No / Unknown  Cycle?  Yes / No / Unknown</p>	Yes
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i>  Yes / No / Unknown</p>	No
<p><i>Are there any known Tree Preservation Orders on the site?</i>  Yes / No / Unknown</p>	No
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i>  Significant trees?  Yes, within / Yes, adjacent / No / Unknown  Potentially veteran or ancient trees present?  Yes, within / Yes, adjacent / No / Unknown  Owned by third parties?  Yes / No / Unknown</p>	No significant or ancient/veteran trees present
<p><i>Is the site likely to be affected by ground contamination?</i>  Yes / No / Unknown</p>	Unknown, although there is potential for contamination on the previously developed part of the site.
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i>  Yes / No / Unknown</p>	Yes. Telecoms mast on western edge of site.

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

### Accessibility

What is the distance to the following facilities (measured from the edge of the site)?	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>&lt;400m</p>
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>&lt;400m</p>
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>&gt;1200m</p>
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>400-1200m</p>
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	<p>1600-3900m</p>
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>400-800m</p> <p>On-site provision may be included in development proposals</p>
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>400-800m</p>

## Landscape and Visual Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><b>19. Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>20. Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>21. High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>High sensitivity.</b> Most of the site is within the Chelmer flood plain, which is identified as being particularly sensitive to change in the Landscape Appraisal. There would be significant adverse impact on the landscape if development were to occur on the majority of the site, although limited development of Roselawn Farm would be unlikely to affect the surrounding landscape since it is relatively enclosed.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><b>22. Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>23. Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>24. High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>High sensitivity.</b> The site is highly visible from across and up the Chelmer Valley, and development on most of the western and southern part of the site would have significant adverse effects on visual amenity, and would contribute to noticeable coalescence between existing built-up areas of Broomfield and Springfield (NE Chelmsford).</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact

## Planning Policy Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	No
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	No
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<ul style="list-style-type: none"> <li>Policy CO3 – New Buildings and Structures in the Green Wedge</li> </ul>
<p><i>Is the site:</i></p> <p><i>Greenfield</i></p> <p><i>A mix of greenfield and previously developed land</i></p> <p><i>Previously developed land?</i></p>	<p>A mix of greenfield and previously developed land. The majority of the site is greenfield and has not been previously developed.</p>

Indicator of Suitability	Assessment
<p><i>Is the site within, adjacent to or outside the existing built up area?</i></p> <p><i>Within the existing built up area (infill)?</i></p> <p><i>Adjacent to and connected to the existing built up area?</i></p> <p><i>Outside and not connected to the existing built up area?</i></p>	<p><b>Adjacent to and connected to the existing built up area.</b></p> <p>Roselawn Farm is within the built-up area. The majority of the site is poorly connected to the built-up area.</p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i></p> <p><i>Within the existing settlement boundary?</i></p> <p><i>Adjacent to and connected to the existing settlement boundary?</i></p> <p><i>Outside and not connected to the existing settlement boundary?</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary.</b></p> <p>Only the farm in the northeast of the site is adjacent to the settlement boundary, although in the emerging Local Plan, the farm would be included within the Chelmsford urban area.</p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i></p> <p>Yes / No / Unknown</p>	<p>Yes</p>

## Assessment of Availability

Indicator of Availability	Assessment
<p><i>Is the site available for development?</i>                      Yes / No / Unknown.</p>	<p><b>Yes</b>                      The site is promoted by the landowner during the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>                      Yes / No / Unknown.</p>	<p><b>No.</b> The site is promoted by a single landowner.</p>
<p><i>Is there a known time frame for availability?</i>                      Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>Available now.</p>

## Viability

Indicators of Viability	Assessment
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i>                      Yes / No / Unknown.  <i>What evidence is available to support this judgement?</i></p>	<p>The promoter has not identified any viability issues at this stage.</p> <p>It is likely that the existing structures on the northern part of the site would need to be demolished in order to deliver residential development. There may also be potential ground contamination resulting from existing uses on this land. It is unclear if the telecoms mast along the western boundary would need to be relocated in order to accommodate development.</p>


## Conclusions

• <b>Conclusions</b>	<b>Assessment</b>
<ul style="list-style-type: none"> <li>• <i>What is the expected development capacity of the site?</i></li> </ul>	<p>The landowner has not provided an estimate of capacity. While the density assumptions in the Local Plan suggest it could accommodate up to 300 homes on the land outside Flood Zones 2 and 3, this is unlikely to be acceptable given the potential landscape impacts.</p>
<ul style="list-style-type: none"> <li>• <i>What is the likely timeframe for development?</i></li> <li>• <i>(0-5 / 6-10 / 11-15 / 15+ years)</i></li> </ul>	<p>Unknown</p>
<ul style="list-style-type: none"> <li>• <i>Other key information</i></li> </ul>	
<ul style="list-style-type: none"> <li>• <i>Overall rating (Red/Amber/Green)</i></li> <li>• <i>The site is suitable and available</i></li> <li>• <i>The site is potentially suitable, and available.</i></li> <li>• <i>The site is not currently suitable, and available.</i></li> <li>• <i>Are there any known viability issues? Yes / No</i></li> </ul>	<p><b>Potentially suitable and available.</b> Due to the landscape and flood risk issues on most of the site, the developable area is likely to be restricted to the previously developed land at Roselawn Farm, while the rest of the site is unsuitable for development.</p>



<ul style="list-style-type: none"> <li><b>Conclusions</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Assessment</b></li> </ul>
<ul style="list-style-type: none"> <li><i>Summary of justification for rating</i></li> </ul>	<ul style="list-style-type: none"> <li>The site is available;</li> <li>The site is adjacent to the built-up area of Broomfield and is largely agricultural land with high landscape and visual amenity sensitivities. It contains a limited amount of previously developed land, which is relatively enclosed and suitable for residential or commercial development. The greenfield land is unlikely to be suitable for development due to the potential for coalescence;</li> <li>The site is poorly connected to the existing built-up area, and access routes would require upgrading to enable any substantial redevelopment.</li> <li>The site is well located for local facilities, services, and public transport connections;</li> <li>The eastern part of the site is in Flood Risk Zones 2 and 3 and there is a risk of surface water flooding in this area. This has the potential to reduce the developable area by approximately 50%, and it is likely that any residential development would need to be located away from this part of the site;</li> <li>The site is within the Green Wedge proposed in the emerging Local Plan, and the type and scale of development is constrained by the requirements of emerging policy CO3. While there is potential for this site to be allocated in the Neighbourhood Plan, engagement with both Chelmsford City Council and the landowner is likely to be required in order to ascertain whether development would be supported.</li> </ul>

## Site Details

Topic	Details
<i>Site Reference / Name</i>	BNP5 / Land at Patching Hall Lane
	
<i>Site Address / Location</i>	Land to the north of 149 Patching Hall Lane, Chelmsford
<i>Gross Site Area (Hectares)</i>	8.46
<i>SHLAA/SHELAA Reference (if applicable)</i>	Includes 18SLAA07 and forms part of CFS183
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Site was found to be suitable, available and achievable.
<i>Existing land use</i>	Agricultural land
<i>Land use being considered, if known</i>	Residential with open space
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	171 dwellings
<i>Site identification method / source</i>	NP Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	No recent or relevant planning history
<i>Neighbouring uses</i>	Residential, agricultural

# Assessment of Suitability

## Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Low risk</p>

<p>Flood Zone 1: <b>Low Risk</b></p> <p>Flood Zone 2: <b>Medium Risk</b></p> <p>Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b></p> <p>Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	
<p>Site is at risk of surface water flooding?</p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low risk.</b> Environment Agency mapping shows the site is at low risk of surface water flooding, although the majority of the site is within a Critical Drainage Area identified by Essex County Council, indicating a potentially higher risk of surface water flooding. Mitigation is likely to be required for any development on this site.</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes.</b> Majority is Grade 2, with small areas of Grade 3a along eastern and western edges of site.</p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><b>Yes / No / Unknown</b></p>	<p><b>Yes.</b> Potential habitat for corn bunting and turtle dove.</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)</p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

## Physical Constraints

Indicator of Suitability	Assessment
<p><i>Is the site:</i>  Flat or relatively flat  Gently sloping or uneven  Steeply sloping</p>	Flat
<p><i>Is there existing vehicle access to the site, or potential to create suitable access?</i>  Yes / No / Unknown</p>	Yes
<p><i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i>  Pedestrian?  Yes / No / Unknown  Cycle?  Yes / No / Unknown</p>	Yes
<p><i>Are there any Public Rights of Way (PRoW) crossing the site?</i>  Yes / No / Unknown</p>	Yes. Public footpath crosses the centre of the site from north to south.
<p><i>Are there any known Tree Preservation Orders on the site?</i>  Yes / No / Unknown</p>	No. There are TPOs adjacent in the south east corner of the site.
<p><i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i>  Significant trees?  Yes, within / Yes, adjacent / No / Unknown  Potentially veteran or ancient trees present?  Yes, within / Yes, adjacent / No / Unknown  Owned by third parties?  Yes / No / Unknown</p>	No significant or ancient/veteran trees.
<p><i>Is the site likely to be affected by ground contamination?</i>  Yes / No / Unknown</p>	Unknown
<p><i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i>  Yes / No / Unknown</p>	Unknown – none visible

Indicator of Suitability	Assessment
<p><i>Would development of the site result in a loss of social, amenity or community value?</i></p> <p>Yes / No / Unknown</p>	<p>No</p>

### Accessibility

What is the distance to the following facilities (measured from the edge of the site)?	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	400-1200m
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	400-1200m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	<1600m
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	>800m

## Landscape and Visual Constraints

<b>Indicator of Suitability</b>	<b>Assessment</b>
<p><i>Is the site low, medium or high sensitivity in terms of landscape?</i></p> <p><i>25. Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>26. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>27. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p><b>Low sensitivity.</b> The Landscape Appraisal suggests the site has capacity for residential development associated with Chelmsford. It is relatively open, but with development underway on the land immediately to the west it will become more enclosed by housing which will reduce its landscape value.</p>
<p><i>Is the site low, medium or high sensitivity in terms of visual amenity?</i></p> <p><i>28. Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>29. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>30. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p><b>Low sensitivity.</b> Although the site is visible from across the surrounding landscape, including from the north-south footpath, its southern edge is already formed of residential development and it will soon be bounded on both the eastern and western side by new homes, minimising its visual amenity. It is unlikely that development would significantly alter inward views to the site.</p>

## Heritage Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible.</b></p> <p>There are Grade II listed buildings adjacent to the south east and to the north west. Mitigation would be required to maintain separation between any new development the heritage assets so that their setting is preserved. This is particularly the case for Priors (to the north west) which currently sits in the middle of open fields – development should be designed to avoid a sense of enclosure of this farm complex.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible</i></p> <p><i>Some impact, and/or mitigation possible</i></p> <p><i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact.</b></p>

## Planning Policy Constraints

<i>Indicator of Suitability</i>	<b>Assessment</b>
<p><i>Is the site in the Green Belt?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>



Indicator of Suitability	Assessment
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<ul style="list-style-type: none"> <li>• Adopted Policy DC2 – Managing Development in the Countryside Beyond the Metropolitan Green Belt</li> <li>• Emerging Policy CO4 – New Buildings and Structures in the Rural Area</li> </ul>
<p><i>Is the site:</i>  <b>Greenfield</b>  <i>A mix of greenfield and previously developed land</i>  <i>Previously developed land?</i></p>	<p><b>Greenfield</b></p>
<p><i>Is the site within, adjacent to or outside the existing built up area?</i>  <i>Within the existing built up area (infill)?</i>  <i>Adjacent to and connected to the existing built up area?</i>  <i>Outside and not connected to the existing built up area?</i></p>	<p><b>Adjacent to and connected to the existing built up area.</b></p>
<p><i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i>  <i>Within the existing settlement boundary?</i>  <i>Adjacent to and connected to the existing settlement boundary?</i>  <i>Outside and not connected to the existing settlement boundary?</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary</b></p>
<p><i>Would development of the site result in neighbouring settlements merging into one another?</i>  <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>
<p><i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i>  <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

## Assessment of Availability

<b>Indicator of Availability</b>	<b>Assessment</b>
<p><i>Is the site available for development?</i>  <i>Yes / No / Unknown.</i></p>	<p><b>Yes</b>                      The site is promoted by the landowner during the Parish Council's Call for Sites.</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>  <i>Yes / No / Unknown.</i></p>	<p><b>No.</b> The site is promoted by a single landowner.</p>
<p><i>Is there a known time frame for availability?</i>  <i>Available now / 0-5 years / 6-10 years / 11-15 years.</i></p>	<p>Available now.</p>

## Viability

<b>Indicators of Viability</b>	<b>Assessment</b>
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i>  <i>Yes / No / Unknown.</i>  <i>What evidence is available to support this judgement?</i></p>	<p>Unknown, but no obvious issues identified.</p>

## Conclusions

• <b>Conclusions</b>	• <b>Assessment</b>
<ul style="list-style-type: none"> <li>• <i>What is the expected development capacity of the site?</i></li> </ul>	<ul style="list-style-type: none"> <li>• Landowner estimate: 171 homes</li> </ul>
<ul style="list-style-type: none"> <li>• <i>What is the likely timeframe for development?</i></li> <li>• <i>(0-5 / 6-10 / 11-15 / 15+ years)</i></li> </ul>	<ul style="list-style-type: none"> <li>• 6-10 years based on quantum of development proposed and immediate availability of site.</li> </ul>
<ul style="list-style-type: none"> <li>• <i>Other key information</i></li> </ul>	<p>N/A</p>
<ul style="list-style-type: none"> <li>• <i>Overall rating (Red/Amber/Green)</i></li> <li>• <i>The site is suitable and available</i></li> <li>• <i>The site is potentially suitable, and available.</i></li> <li>• <i>The site is not currently suitable, and available.</i></li> <li>• <i>Are there any known viability issues? Yes / No</i></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Suitable and available</b></li> </ul>

<ul style="list-style-type: none"> <li><b>Conclusions</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Assessment</b></li> </ul>
<ul style="list-style-type: none"> <li><i>Summary of justification for rating</i></li> </ul>	<ul style="list-style-type: none"> <li>The site is available;</li> <li>The site is agricultural land adjacent to the built-up area of Chelmsford, and development at this location has the potential to form a defined edge to the urban area. Once the development which is underway to the west is complete, this site will be inset from the northern edge of the city, and it would be suitable for infilling;</li> <li>The site is well located for local facilities, services, and public transport connections;</li> <li>While the site is suitable for development, care would need to be taken to minimise impacts on the nearby listed buildings and Scot's Green so that their setting and special character is preserved;</li> <li>The proposals which accompany the site submission suggest a single point of access will be established from Patching Hall Lane, which appears unsuitable for a development of this size. It is recommended that policies for the site, if allocated, specify minimum requirements for access.</li> </ul>

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