

1044

Dispensations held by Councillors to allow comment on this agenda item.

All statement of facts corrections in red agreed by the Council. Further comments in blue put forward at the meeting. Corrections to be forward to UDC by the Clerk

Reference No. 01 Cla 15 Site Address: Rear of Pendeen Wicken Road Clavering

Current use Garden (0.15ha) and vacant land

Any use(s) to be re-provided elsewhere Total Site Area (ha) 1 Developable Site Area (ha) 1 No of Houses based on SHLAA methodology 27 - 45

Surrounding Land uses North – residential and grassland East – Agricultural / grassland **This is not grass land this land relates to business of an agricultural contractor – possibly B2 use? Please may UDC check their records for Jojacks Farm, Wicken Road, Clavering** South – Agricultural West – Agricultural

Legal or ownership issues: None. **Cllr Williams understood that this land is subject to restrictive covenants.** *CPC to look verify and if so agreed to advise UDC of existence of covenants.*

Reference No. 03 Cla 15 Site Address: Land off Clatterbury Lane Clavering CB11 4QR

Current use Pasture

Any use(s) to be re-provided elsewhere Total Site Area (ha) 1 Developable Site Area (ha) 1 No of Houses based on SHLAA methodology 27 - 54

Surrounding Land uses North - Agricultural East –**s/b West** - Agricultural South **s/b east** – Road with residential beyond West **south** – Residential curtilage

Proximity to National Trails and public rights of way networks There is a Public Right of Way along the eastern boundary of the site. **PROW actually through the Eastern corner of the field and then runs adjacent to the northern boundary.**

Distance from Conservation Area A small section to the east of the site is within a Clavering Conservation Area. There is another Clavering Conservation Area within 100m – 500m **and also north east of the site and one to the south of the site (opp Fox and Hounds PH)**

Reference No. 04 Cla 15 Site Address: Land south of Oxleys Close Stortford Road Clavering

Current use Agricultural Any use(s) to be re-provided elsewhere Total Site Area (ha) 0.59

Developable Site Area (ha) 0.59 No of Houses based on SHLAA methodology 16 - 27 (10 market & 7 affordable being requested)

Surrounding Land uses North - Residential East - Agricultural South – Agricultural West – Road with agricultural beyond

Is the site within, adjoining or beyond the Adopted Development Limits? The site is beyond Adopted Development Limits

Suitability Conclusions This is a greenfield site adjoining recent residential developments. It forms part of a larger field and development would extend the village further along Stortford Road into the countryside. The site is well located to the village shop and school. It is considered the site would contribute to a sustainable pattern of development. However, the Council may wish to consider whether there is a limit to which the village should extend southwards along Stortford Road.

Conclusions 2015 The site is available and development is achievable. The site adjoins a residential development currently under construction. Development of this site would further extend the village southwards into the large agricultural field. Although not an unsuitable site the Council may wish to consider whether there is a limit to which the village should extend southwards along Stortford Road.

Chair to ask whether 'the Council' is UDC or CPC . If CPC then agreed to comment that Parish Council express concern that, though there is currently a cluster of housing around the Village Shop, if the Village Development Limit were extended further along the Stortford Road, and

especially if the housing were to be built in a similar way as regards density to that clustered around the shop, this would create an extremely urban approach to the rural village of Clavering.

Reference No. 05 Cla 15 Site Address: Land to the West of Stortford Road Clavering

Current use Agricultural Any use(s) to be re-provided elsewhere Total Site Area (ha) 0.97
Developable Site Area (ha) 0.64 No of Houses based on SHLAA methodology 17 – 29 (14 being requested)

Surrounding Land uses North - residential East – Road with residential beyond South – agricultural West – agricultural

Suitability Conclusions This is a greenfield site, which would extend residential development along Stortford Road, but not extending further than the existing development on the opposite side. The site is well located to the village shop and school. It is considered that development of the site would contribute to a sustainable pattern of development. *Agreed to comment on expansion as Reference04 and also Highways issues arise from an additional access road from a settlement of 14 houses in this position and there would be a need an urban junction (such as a roundabout).*

Reference No. 06 Cla 15 Site Address: Meadowlands / Rossie Middle Street Clavering CB11

4QL Current use Two bungalows, domestic gardens and grazing land
Any use(s) to be re-provided elsewhere Total Site Area (ha) 1.38 Developable Site Area (ha) 1.38
No of Houses based on SHLAA methodology 37 - 62

Surrounding Land uses North - Agricultural East - Residential South – Road with residential beyond West – Residential and pasture

Is the site within 800 metres walking and cycling distance of convenience shopping or are new convenience shopping facilities being provided on site or within 800m of site? The site is over 800m from any significant shopping facilities but is close to the M&M Supermarket. **Is about 750m from M&M** No additional shopping provisions are proposed.

Will a new site access be created on to a protected lane? The site access will not be created on to a protected lane. **Protected Lanes in UDC (March 2012 publication) shows that the site access is onto a protected lane – Cock Lane/Lower Way**

<http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=1727&p=0>

Flooding occurs on Lower Way (Cock Lane)

Reference No. 17 Cla 15 Site Address: Land adjacent to St Catherine's Grange and the Court to the North of the existing highway from Clavering to Stickling Green

Current use Agriculture Any use(s) to be re-provided elsewhere Total Site Area (ha) 4.09
Developable Site Area (ha) 1.7 No of Houses based on SHLAA methodology 46 – 77

Surrounding Land uses North - Agricultural East - Residential South – Road with Agricultural beyond West – farm building

Suitability Conclusions This is a greenfield site to the west of Hill Green. It adjoins the recent development of St Catherine's Grange. A site to the west (14Cla15) and to the north east (10Cla15) are being promoted for development through the Call for Sites process. Development of the site would extend development westwards along Pelham Road **this should be Stickling Green Road** and into the open countryside...

Reference No. 18 Cla 15 Site Address: Field Adjacent to Windy Ridge NB Property now called 'Wyndhams' Clavering

Current use vacant Any use(s) to be re-provided elsewhere
Total Site Area (ha) 1 Developable Site Area (ha) 1 No of Houses based on SHLAA methodology 27 - 45 (Looking at 10-15 affordable homes).

Reference No. 22 Cla 15 Site Address: Land west of Colehills Close Clavering

Current use Pasture to south Agriculture to north Any use(s) to be re-provided elsewhere
Total Site Area (ha) 3.13 Developable Site Area (ha) 1.85 No of Houses based on SHLAA
methodology 50 - 83 Surrounding Land uses North - Agriculture East – residential and grassland
South – road with residential beyond West – residential

Will a new site access be created on to a protected lane? The site access will not be created on to a protected lane. **The whole length of Cock Lane/Lower Way to the B1038 is a Protected Lane (see 06 above)** Flooding occurs on Lower Way (Cock Lane)

Reference No. 23 Cla 15 Site Address: Land west of Colehills Close and land to west Clavering Current use Agricultural land to north Pasture land to south Any use(s) to be re-provided elsewhere

Total Site Area (ha) 5.6 Developable Site Area (ha) 2.83 No of Houses based on SHLAA methodology 76 - 127 (looking to develop 76 houses)

Surrounding Land uses North - Agriculture East - Residential South – Residential West – Agriculture

Is there a viable route from the site to the principle or strategic road network (B roads, A roads and M11)? A viable route exists to the B1038. Access proposed directly off Lower Road.

The whole length of Cock Lane/Lower Way to the B1038 is a Protected Lane (see 06 above)
Flooding occurs on Lower Way (Cock Lane)

Signed.....13th. June 2016