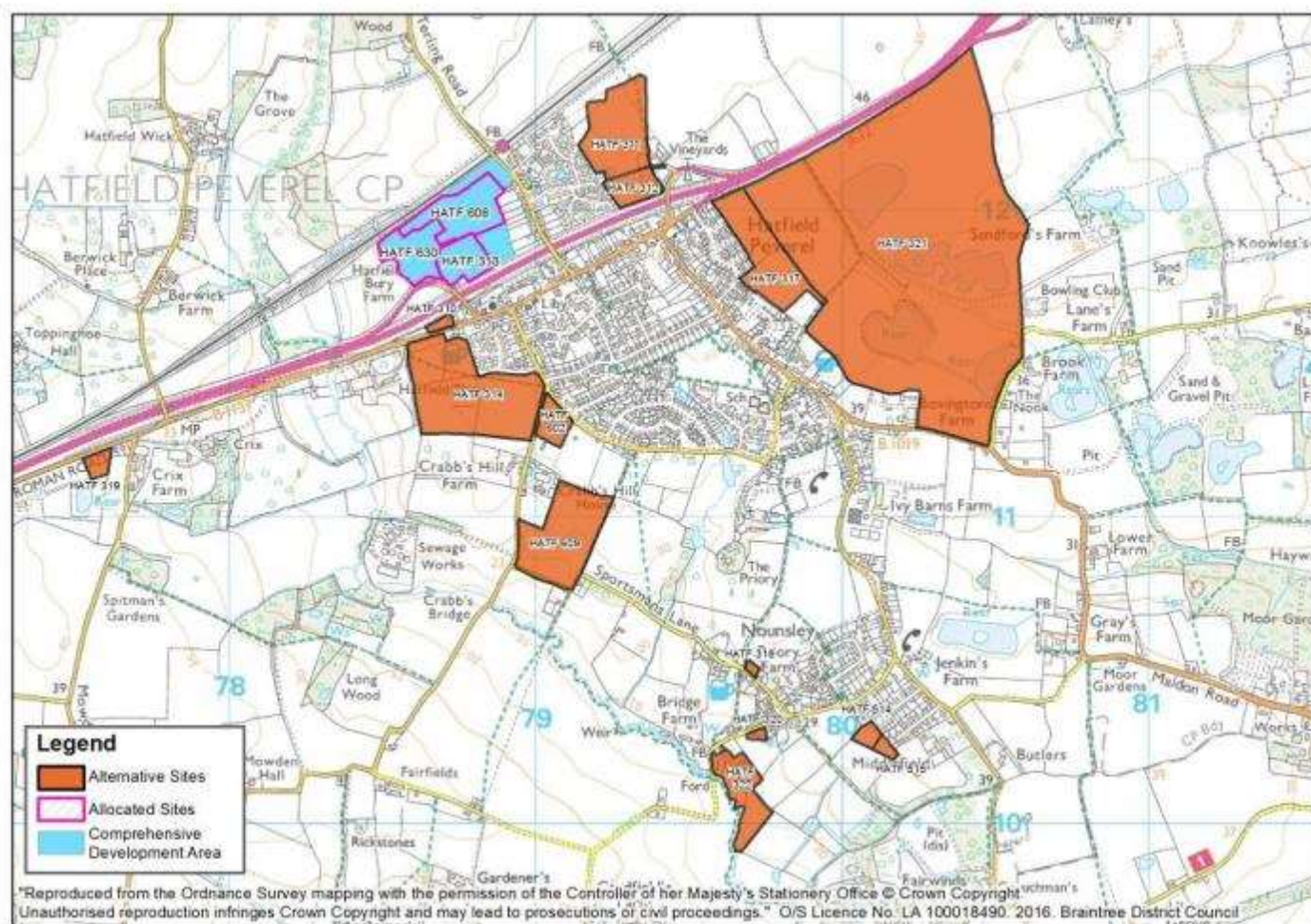


Hatfield Peverel Site Assessment 2017



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1. Introduction


The Hatfield Peverel Site Assessment 2017 objectively assesses and ranks the sites identified by the BDC Call for Sites against locally specific criteria based on the key issues raised during the engagement for the HPND supporting the overarching vision and objectives and policies of the Plan.

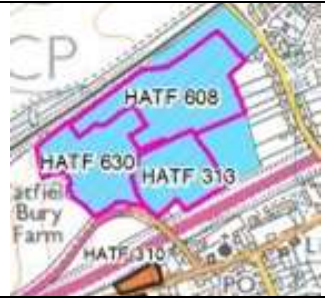
The assessment was a desktop exercise carried out by the HPNDP Plan Writing Group. Each site has been assessed and ranked in the tables below.


2. Site Assessments


Site Reference	HATF 310		Current Status	Not in recent use. No building used on site since 1930's. Overgrown land.
Site Description	The site is located on a thin strip of land between The Street and the A12. It is recognised that the site is adjacent to the development boundary and is not well maintained.		Site Location:	 <p>Land adjacent Walnut Tree Cottage, The Street</p>
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	2862.02 sqm 0.26 ha 3 dwellings	Access	From south end of The Street
	Constraints	Unsuitable for new homes due to the impact of noise and pollution. Planning Application: 14/01481/OUT refused then dismissed on appeal as not being sustainable. The site would not provide any developer contributions.	Opportunities	The site is not being kept in a good condition.
Ranking	3			
Deliverability	0 – 5 yrs.			
Conclusion	This site is not suitable for development due to documented environmental pollution.			


Site Reference	HATF 311		Current Status	Farmed open agricultural land with woodland.
Site Description	Site is situated within a medium capacity landscape area between the A12 and the railway line. In an identified valued landscape setting.		Site Location: The Vineyards	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	70805.92 sqm 7.59ha 150 dwellings	Access	A12 slip road
	Constraints	HATF 312 would need to be developed to gain access to this site. Access to HATF 312 is difficult due to A12 slip road and speed of traffic. BDC decided not to allocate this site given the current uncertainties around access to the site in relation to the A12 widening project. Substantial intrusion into countryside and negative impact on landscape setting. Encroaches into NDP green wedge.	Opportunities	Could be developed in conjunction with HATF 312 Improved pedestrian access to the station from existing houses at The Vineyards.
Ranking	7			
Deliverability	5 – 10 yrs.			
Conclusion	Not considered appropriate for development due to significant effects on landscape setting and encroachment on NDP green wedge.			


Site Reference	HATF 312		Current Status	Farmed open agricultural land
Site Description	Site is situated within a medium capacity landscape area between the A12 and the railway line.		Site Location: Part of The Vineyards	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	159558.69 sqm 1.5 ha 30 dwellings	Access	A12 slip road
	Constraints	Access to the site is difficult due to A12 slip road and speed of traffic. BDC decided not to allocate this site given the current uncertainties around access to the site in relation to the A12 widening project. Negative impact on landscape setting.	Opportunities	If developed in conjunction with HATF 311 could improve pedestrian access to the station through the adjoining residential development known as The Pines.
Ranking	5			
Deliverability	5 – 10 yrs.			
Conclusion	This site is not currently suitable for development due to the potential A12 widening project.			


Site Reference	HATF 313		Current Status	Paddock in use
Site Description	Off Bury Lane (A12 slip road) adjacent to the former Arla Dairy site.		Site Location: Sorrells Field, Bury Lane	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	19893.53 sqm 1.93 ha 46 dwellings	Access	Bury Lane (A12 slip road)
	Constraints	Noise and air pollution limit the site density. Planning Application 15/00463/FULL withdrawn. Uncertainty due to potential effects of A12 widening project. Significant community opposition to development.	Opportunities	In conjunction with HATF 608 and HATF 630 this site could provide for local and district housing needs. Could be developed with HATF 608 and HATF 630 to improve access for the Comprehensive Development Area as proposed in the emerging new Local Plan for Braintree District.
Ranking	3			
Deliverability	1 – 5 yrs.			
Conclusion	This site is not currently suitable for development due to the potential A12 widening project.			


Site Reference	HATF 314		Current Status	Meadow with public footpath.
Site Description	<p>The site is situated adjacent to the development boundary for Hatfield Peverel. It is within walking distance of the main community facilities, although further from the railway station.</p> <p>Significant wildlife biodiversity recorded.</p> <p>In an identified valued landscape setting.</p>		Site Location:	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	104444.82 sqm 10.94 ha Up to 220 dwellings	Access	Stonepath Drive
	Constraints	<p>Substantial intrusion into countryside and negative impact on landscape setting.</p> <p>Traffic management measures required to mitigate significant additional vehicle use in the area.</p> <p>Planning Applications: 16/00545/OUT for 80 dwellings refused.</p> <p>Significant community opposition to development.</p>	Opportunities	6.3 ha provided as open space with 4.7 ha for housing
Ranking	6			
Deliverability	1-2 yrs.			
Conclusion	Not considered appropriate for development due to significant loss of biodiversity, impact on landscape setting and local road infrastructure.			


Site Reference	HATF 317		Current Status	Farmed open agricultural land
Site Description	The site is situated adjacent to the development boundary of Hatfield Peverel, adjacent to existing properties. It is in an area of medium landscape capacity.		Site Location: Land off Gleneagles Way	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	52258.17 sqm 5.2 ha 135 dwellings	Access	Gleneagles Way
	Constraints	Increased traffic to the site via residential road network. Access on to The Street at the A12 slip road. Environmental issues due to proximity to the A12. In NDP green wedge area. Gas pipeline adjacent to site. Overhead powerline runs through site. Planning Applications: 15/01361/OUT for up to 145 dwellings refused. Significant community opposition to development.	Opportunities	
Ranking	7			
Deliverability	0 – 5 yrs.			
Conclusion	Not considered appropriate for development due to location in NDP green wedge area and access issues.			


Site Reference	HATF 318		Current Status	Laid to grass, overgrown scrubland
Site Description	Adjacent to but outside the development boundary.		Site Location: Land to the south east of Sportsman's Arms PH, Sportsmans Lane	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	1403.72 sqm 0.14 ha 3 dwellings	Access	Sportsman Lane
	Constraints	Adjacent to the entrance to a historic park and garden. In NDP green wedge area. Significant community opposition to development.	Opportunities	
Ranking	9			
Deliverability	0 – 5 yrs.			
Conclusion	Not considered appropriate for development due to location in NDP green wedge area and access issues.			


Site Reference	HATF 319		Current Status	Farmed open agricultural land
Site Description	Significant distance from the development boundary of Hatfield Peverel Adjacent to 3 other residential properties. There is a bus stop adjacent to the site.		Site Location: Land to the south of London Road (Ambleside)	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	5825.03 sqm 0.5 ha 5 dwellings	Access	London Road
	Constraints	Significant distance between the site and local facilities. Access directly onto National Speed Limit Road. Planning Application: 14/01423/OUT for 5 dwellings refused.	Opportunities	
Ranking	7			
Deliverability	0 – 5 yrs.			
Conclusion	Not considered appropriate for development due to location.			


Site Reference	HATF 320		Current Status	Redundant waste land
Site Description	Former residential curtilage separated by vegetation from the main agricultural field behind. The road is very narrow to the front of the property and slopes downwards towards the Ford. Other properties on this side of the road including Badgers Oak are not located within the development boundary.		Site Location: Land adjacent Badgers Oak, Nounsley Road	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	1786.00 sqm 0.13 ha 3 dwellings	Access	Nounsley Road
	Constraints	Significant community opposition to development. Site currently accommodates a badger population.	Opportunities	
Ranking	6			
Deliverability	0 – 10 yrs.			
Conclusion	Not considered appropriate for development due to significant loss of biodiversity.			

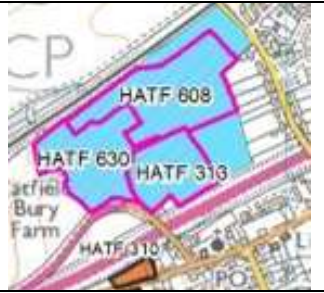
Site Reference	HATF 321		Current Status	Farmed agricultural land including reservoirs.
Site Description	Open land including 4 large reservoirs between Hatfield Peverel and Witham to the south side of the A12. The landscape does have a medium capacity to accommodate change.		Site Location: Land between Hatfield Peverel and Witham South of A12	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	682279.10 sqm 68 ha Up to 500 homes	Access	From B1019, Maldon Road and Wickham Bishops Road.
	Constraints	Potential Maldon Link Road (bypass) route around Hatfield Peverel to take traffic directly from the Maldon direction to the A12. Access would be onto narrow, well used country lane and B1019 which is recognised as at over- capacity. Extremely large site which would deliver a small total number of houses at a very low density. In NDP green wedge. Would almost completely fill the gap between built development at Hatfield Peverel and Witham.	Opportunities	Could be developed with HATF 317 The water features could be landscaped to increase the biodiversity of the area. Opportunity to provide new footpaths to recreation facilities, circular routes and increase connectivity.
Ranking	8			
Deliverability	5-10 yrs.			
Conclusion	Not considered appropriate for development due to location in NDP green wedge area and the potential route for a Maldon Link Road.			


Site Reference	HATF 322		Current Status	Residential dwelling and fishery business.
Site Description	Some distance from the development boundary in open countryside.		Site Location: Land at Nounsley Road, south of Oakford Farm	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	29117.15 sqm 3 ha 4 dwellings	Access	Nounsley Road
	Constraints	Area prone to flooding. Significant community opposition to development.	Opportunities	
Ranking	7			
Deliverability	5 – 10 yrs.			
Conclusion	The site is not suitable for development due to countryside setting.			


Site Reference	HATF 514		Current Status	Domestic garden
Site Description	Small site relatively self-contained within the landscape, with some vegetation between it and the agricultural land behind. Outside development boundary.		Site Location: Land adjacent Casa Feliz, Manor Road	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	4871.63 sqm 0.4 ha Up to 10 dwellings	Access	Manor Road
	Constraints	Significant community opposition to development.	Opportunities	Could be developed with HATF 515
Ranking	4			
Deliverability	5 – 10 yrs.			
Conclusion	The site is not suitable for development due location outside development boundary.			

Site Reference	HATF 515		Current Status	Domestic garden
Site Description	Small site relatively self-contained within the landscape, with some vegetation between it and the agricultural land behind. Outside development boundary.		Site Location: Land adjacent Hawthorns, Peverel Avenue	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	3156.03 sqm 0.32 ha Up to 5 dwellings	Access	Peverel Avenue
	Constraints	Peverel Avenue is an un-adopted, unmade road. Significant community opposition to development.	Opportunities	Could be developed with HATF 514
Ranking	4			
Deliverability	5 -10 yrs.			
Conclusion	The site is not suitable for development due location outside development boundary.			

Site Reference	HATF 602		Current Status	Woodland
Site Description	Adjacent to the development boundary. Classed as ancient woodlands, in a TPO area.		Site Location: Site bounded by Church Road and Crabbs Hill	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	11957.22 sqm 1.25 ha	Access	Church Road/ Crabbs Hill
	Constraints	Loss of protected trees. No existing access. High level of biodiversity. Significant community opposition to development.	Opportunities	
Ranking	7			
Deliverability	5 -10 yrs.			
Conclusion	Not considered appropriate for development due to significant loss of biodiversity and ancient woodlands.			

Site Reference	HATF 608		Current Status	Brownfield Land Former Arla Dairy
Site Description	Previously developed factory land. Close to station.		Site Location: Arla Dairy, Station Road	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	38325.30 sqm 3.8 ha 173 dwellings	Access	Station Road
	Constraints	Traffic impact from Station Road to The Street. Planning Application: imminent	Opportunities	Improve access to the Station from Bury Lane if developed in conjunction with HATF630. Potential for economic development.
Ranking	1			
Deliverability	0 – 2 yrs.			
Conclusion	The community prefers the redevelopment of brownfield land and considers it appropriate for development.			

Site Reference	HATF 609		Current Status	Farmed open agricultural land
Site Description	Outside development boundary in landscape setting. Open countryside with footpath.		Site Location:	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	64802.45 sqm 6.42 ha	Access	Sportsmans Lane
	Constraints	Access from protected country lane. Road prone to flooding. Significant community opposition to development.	Opportunities	
Ranking	5			
Deliverability	5 – 10 yrs.			
Conclusion	The site is not suitable for development due to countryside setting and the protected lane status of the proposed access.			

Site Reference	HATF 630		Current Status	Mixed use – residential and commercial
Site Description	Outside development boundary. Site currently includes light industrial and low density housing.		Site Location:	
Availability	Immediate, offered in BDC Call for Sites			
Suitability	Site Capacity	27884.85 sqm 1.3 ha Up to 50 dwellings	Access	Bury Lane
	Constraints	Access onto A12 slip road.	Opportunities	If developed with HATF 608 if could assist with access issues.
Ranking	2			
Deliverability	1 – 2 yrs.			
Conclusion	The site is not suitable for development due location outside development boundary.			

3. Ranking

Criteria	Plan Vision	Plan Objectives	Policy	Ranking methodology		
				Red	Amber	Green
1. Walking distance to commercial zones	..easily access facilities, education and employment. Sustainability will underpin decisions..	Objective 1,2,6,8	ECN1 ECN4 F11	Far	Mid Range	Close
2. Walking distance to amenity points	..easily access facilities, education and employment. Sustainability will underpin decisions..	Objective 1,5,6,7,8	F11 F13 HO1 HO2 HO5	Far	Mid Range	Close
3. Impact on important views	..rural character and heritage of the village will be maintained.. ..integrated with the landscape..	Objective 5	HPE1 HPE2 HPE6 HPE8	Part of view	Adjacent to view	No Impact
4. Walking distance to green areas and recreation	..easily access facilities, education and employment. Sustainability will underpin decisions..	Objective 1,5,6,8	HPE3HP E4HPE5 F11 HO1 HO5	Far	Mid range	Close
5. Impact on heritage assets	The rural character and heritage of the village will be maintained.. Any new developments in the built environment will be integrated with the landscape and the existing housing.	Objective 5	HPE6HP E8	Major impact	Minor impact	No impact
6. Impact on TPOs	Sustainability will underpin decisions within the Parish with social, environmental and economic factors.. The rural character and heritage of the village will be maintained.. Any new developments in the built environment will be integrated with the landscape and the existing housing.	Objective 5	HPE2HP E6HPE8	Major impact	Minor impact	No impact
7. Impact on green wedges	Sustainability will underpin decisions within the Parish with social, environmental and economic factors.. The rural character and heritage of the village will be maintained and coalescence with the surrounding settlements be prevented by protected open areas. Any new developments in the built environment will be integrated with the landscape and the existing housing.	Objective 4,5	HPE1 HPE2 HPE6	Major impact	Minor impact	No impact
8. Impact on traffic hazards	The village's geographical position in the area's road network is likely to continue to be a challenge during the Plan period.	Objective 1,6	F11 F12	Major impact	Minor impact	No impact

Criteria	Plan Vision	Plan Objectives	Policy	Ranking methodology		
				Red	Amber	Green
9. Impact on biodiversity	<p>Sustainability will underpin decisions within the Parish with social, environmental and economic factors..</p> <p>The rural character and heritage of the village will be maintained..</p> <p>Any new developments in the built environment will be integrated with the landscape and the existing housing.</p>	Objective 4,5	HPE1HP E2 HPE3 HPE4 HPE6 HPE7	Major impact	Minor impact	No impact
10. Impact on rural character of Parish	<p>Sustainability will underpin decisions within the Parish with social, environmental and economic factors..</p> <p>The rural character and heritage of the village will be maintained..</p> <p>Any new developments in the built environment will be integrated with the landscape and the existing housing.</p>	Objective 4,5	HPE1 HPE2 HPE3 HPE4 HPE6	Major impact	Minor impact	No impact
11. Ability to accommodate housing needs of Parish	..be a place where people of any age are happy to live..	Objective 8	HO1 HO2 HO3	5 or less homes	30 or less homes	Over 30
12. Use of previously developed land	<p>Sustainability will underpin decisions..</p> <p>Any new developments in the built environment will be integrated with the landscape and the existing housing.</p>	Objective 1,2,8	ECN4HP E2HPE6 HPE8HO 1	Green-field	Low density	Brown-field

SITE	1	2	3	4	5	6	7	8	9	10	11	12	Total	Rank
HATF310	Green	Green	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Red	Red	20	3
HATF311	Yellow	Yellow	Red	Red	Yellow	Green	Yellow	Red	Yellow	Red	Green	Red	27	7
HATF312	Green	Yellow	Red	Red	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Red	25	5
HATF313	Green	Green	Green	Yellow	Yellow	Green	Green	Red	Yellow	Green	Yellow	Red	20	3
HATF314	Green	Yellow	Red	Green	Red	Yellow	Green	Red	Red	Red	Green	Red	26	6
HATF317	Green	Yellow	Red	Red	Green	Yellow	Red	Red	Yellow	Red	Green	Red	27	7
HATF318	Red	Red	Red	Red	Yellow	Green	Red	Green	Yellow	Red	Red	Red	31	9
HATF319	Red	Red	Green	Red	Yellow	Green	Green	Yellow	Yellow	Red	Red	Red	27	7
HATF320	Red	Red	Green	Red	Green	Green	Green	Green	Red	Red	Red	Red	26	6
HATF321	Red	Red	Red	Red	Green	Green	Red	Red	Yellow	Red	Green	Red	29	8
HATF322	Red	Red	Red	Red	Green	Green	Green	Green	Yellow	Red	Red	Red	27	7
HATF514	Red	Red	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Red	Red	24	4
HATF515	Red	Red	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Red	Red	24	4
HATF602	Yellow	Yellow	Yellow	Green	Yellow	Red	Green	Yellow	Red	Red	Red	Red	27	7
HATF608	Green	Green	Yellow	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	16	1
HATF609	Red	Red	Red	Yellow	Green	Green	Green	Yellow	Red	Red	Green	Red	25	5
HATF630	Green	Yellow	Green	Yellow	Green	Green	Green	Red	Yellow	Yellow	Green	Yellow	19	2

4. Housing Need

The RCCE Housing Needs Study (2015) identified the following needs:

Open Market	16	
Shared ownership	4	
Housing Association Rented	27	{ Affordable houses 31
Other	6	
Total	53	

A total of 53 homes were identified as needed by residents.

78 homes built in the Parish would deliver the 31 affordable homes required at the recommended 40% ratio.

5. Conclusion

HATF 608 has been assessed as the most sustainable site for development within the Parish to provide for local needs.

The community supports the redevelopment of this brownfield site within the development boundary. The site can accommodate 173 homes which exceeds the 78 homes needed by the Parish

The HPNDP therefore allocates this site in policy HO6.