



Thaxted Neighbourhood Plan

Assessment of Sites for Potential Development in Thaxted

December 2017

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1. INTRODUCTION

The Steering Group agreed that Thaxted's Neighbourhood Plan should include appropriate site allocations and also any other development opportunities in the parish which could meet the criteria required by the plan evidence.

To identify what potential sites were available in the parish we reviewed the following:

- The "Call for Sites" assessments carried out by Uttlesford District Council in 2015
- Suggested sites identified by Residents at the Neighbourhood Plan exhibitions
- Sites owned by the Parish Council

This document analyses the "Call for Sites" conclusion made by Uttlesford District Council and then assesses each site applying criteria from the evidence gathered in the preparation of the plan.

We have also applied these criteria to other sites identified but which were not included in the Uttlesford District Council's "Call For Sites" .

2. HOUSING SUPPLY NUMBERS

During the new draft Local Plan period from 2011, planning permission has already been granted for 214 new dwellings in Thaxted. This is based on Uttlesford's Housing Trajectory figures as at August 2017 and does not include small scale developments nor two permissions recently granted (one at appeal). The figure of 214 is made up as follows:

25, Barnard's Field - 9 units

Orange Street - 6 units

Land east of Barnard's Field - 8 units

South of Sampford Road - 60 units

Land off Wedow Road - 55 units

Land east of Weaverhead Close - 47 units

Former Molecular Products site - 29 units

Total 214 units

In addition planning permission has recently been granted for 7 units at Warner's Field and, on appeal, for 9 units on land to the rear of Little Maypole. There have also been various single unit developments.

Relative to the size of the village (approximately 3,000 inhabitants) this represents a very substantial scale of development.

In the Regulation 18 draft Local Plan issued for consultation in 2017 the only other site allocated for development during the Plan period to 2033 in Thaxted was Land east of The Mead, a 1.7 hectare site upon which it was suggested that 25 new units could be built.

Whilst Uttlesford have not indicated a specific housing 'target' for Thaxted the assumption can be made that the objective is to construct a total of 239 new homes in the village during the Plan period to 2033 being those already consented and indicated above plus the 25 units proposed under the draft Plan for the Land east of The Mead site.

Recent wildlife and other studies have led the Neighbourhood Plan Steering Group to conclude that the Land east of The Mead would not be suitable for development. Whilst the Neighbourhood Plan does not therefore allocate that site it has sought to allocate sufficient

other land to cover the loss of the 25 units proposed and also to provide the potential for extra units to contribute to the Uttlesford housing need.

The Thaxted Housing Needs Survey indicated a need for a total of 36 units with a weighting towards the smaller unit size. These figures, in conjunction with the known Uttlesford draft allocation, has guided us in terms of the number of homes to provide under this Plan. What is actually proposed exceeds Uttlesford's requirement and with the addition of small scale 'windfall' developments would also exceed the Housing Needs requirement. In total the number of units built, or to be built, in Thaxted during the Local Plan period 2011-2033 will under this Plan be 248 made up as follows:

Development consented as at August 2017 - 214 units

Warner's Field (consented March 2018) - 7 units

Land to the rear of Little Maypole (consented at appeal April 2018) - 9 units*

Claypitts Farm Buildings (NP allocation) - 15 units

Levetts Farm (NP allocation) - 3 units

Total 248 units

*This site was allocated for 4 units under the draft NP but was granted permission for 9 units at appeal.

This exceeds the number of units proposed under the Regulation 18 consultation of the Uttlesford draft Local Plan by 9 units. In addition though, the Neighbourhood Plan has identified 3 other sites with the potential for approximately 12 further units which it is considered would be suitable when the owners are ready to release them for development.

3. UTTLESFORD DISTRICT COUNCIL'S RESPONSE TO THE 2015 "CALL FOR SITES"-

SUMMARY OF OVERALL CONCLUSIONS IN RELATION TO EACH SITE.

Sites highlighted in green are considered suitable for development

REF	SITE	CONCLUSION
01 Tha 15	Pathwoods Bardfield End Green Thaxted CM6 3PZ	The site is available and development is achievable, The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
02 Tha15	Keston Monk Street Thaxted CM6 2NR	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
03 Tha 15	Chelmer House The Drive' Watling Lane' Thaxted CM6 2UY	The site is available and small scale development is achievable, however this would be below the threshold of the SHLAA. The site is considered unsuitable for larger scale development as it would not contribute to a sustainable pattern of development.
04 Tha 15	Land south of Sampford Road Thaxted CM62FE	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
05 Tha 15	Land south of Bardfield Road east of 20 Claypits Villas, opposite Levitts Farm	The site is available and development is achievable. The site is potentially suitable subject to the council's approach to ribbon development
06 Tha 15	Enclosed pasture land , east of Dunmow Road, opposite Totman's Farm Thaxted	The site is available and development is achievable . The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
07 Tha 15	Land south of Townfield, Bardfield Road with access from both Dunmow Road and/or Bardfield Road	The site is available and development is achievable subject to the provision of a satisfactory access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
08 Tha 15	Land east of Dunmow Road to the north of Priors Hall, Thaxted	The site is available and development is achievable; The site is considered unsuitable as development of the site would not contribute to sustainable patterns of development
09 Tha 15	Land east of Wedow Road (land off Cophall Lane) CM6 2LG	The site is available and development is achievable. The site is considered unsuitable for development as it would not contribute to sustainable patterns of development
10 Tha 15	Former Molecular Products Site Mill End	The site is available and considered suitable and development is achievable subject to mitigating the impact on the listed buildings and conservation area;

	Thaxted	and the cost of clearing the existing factory buildings and remediation of any contamination
11 Tha 15	Warners Field Depot Bardfield Road Thaxted	The site is available and development is achievable subject to remediation of any contamination and providing suitable access road. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
12 Tha 15	Levetts Farm Bardfield Road Thaxted	The site is available and considered suitable. The development of the site is achievable subject to the cost of clearing and removing the existing buildings
13 Tha 15	Land at Barnards Field Thaxted	The site is available and development is achievable . The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
14 Tha 15	Claypitts Farm Bardfield Road Thaxted	The site is available and considered suitable. Development of the site is achievable subject to the cost of clearance and removal of existing buildings and mitigating the impact on listed buildings and the conservation area
15 Tha 15	Land east of Park Lane Thaxted	The site is available and considered suitable and development is achievable
16 Tha 15	Land at Walden Road Thaxted	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
17 Tha 15	Land to the east of The Mead Thaxted	The site is available and considered suitable and development is achievable
18 Tha 15	Brooklyns Weaverhead Lane Thaxted	The site is available and development is achievable subject to mitigating impact on the conservation area, listed buildings and other buildings of merit. The site is considered unsuitable as development on this site would lead to the loss of an important open space and not contribute to sustainable patterns of development
19 Tha 15	Land between Farmhouse Inn and Mayes Place Monk Street, Thaxted	The site is available and development is achievable. This site is considered unsuitable as development on this site would not contribute to sustainable patterns of development
20 Tha 15	Bardfield Road Bardfield End Green Thaxted	The site is available and development is achievable. The site is considered unsuitable as development on this site would not contribute to sustainable patterns of development

4. UTTLESFORD DISTRICT COUNCIL RESPONSE TO THE 2015
“CALL FOR SITES” – FULL ASSESSMENT

SEE FULL DOCUMENT IN EVIDENCE DOCUMENTS
SUPPORTING THE PLAN ON www.thaxtednp.com

5. THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 "CALL FOR SITES"

INTRODUCTION

We considered that a very important part of our search for potential sites to allocate for development was to review the Uttlesford District Council's 2015 "call for sites" which included analysing the details and criteria used. We also understood the need for us to make our own assessments based on the evidence we had gathered in preparing our own Draft Neighbourhood Plan . The following is a summary of criteria/evidence we used in our assessment conclusions;

- We assumed the sites are available as they were put forward as part of the "call for sites" process.
- Reviewed evidence from our exhibitions and informative events to assess residents views on certain sites
- Reviewed the Liz Lake Landscape Character Assessment to look at the capacity for accepting change i.e the degree of harm which would be caused to the countryside by potential developments.
- Reviewed the Grover Lewis Heritage Assessment to assess the likely damage/ impact on the village historic settings.
- Reviewed the draft Neighbourhood Plan policies to assess whether the sites complied or not.
- Reviewed the general detail in the "Call for Sites" assessments
- Reviewed the planning status of the site, i.e.its history, Local plan designation, SHLAA, etc.

5. THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 "CALL FOR SITES"

Reference No	Site Address
01 Tha 15	Pathwoods Bardfield End Green Thaxted CM6 3PZ
Nature of site/current use	The site is currently a garden with some football practice space. We agree with the UDC site locality criteria
Local Plan Designation SHLAA ref/status	This site has been offered as part of the 'Call for Sites' process but is not allocated on the draft Local Plan. It is outside the village development limits.
Local Environment Designations/Landscape Impact	The site was beyond the scope of the Liz Lake study. It is however within one of the identified outlying settlements where development potential is limited by policy TXLSC5
Heritage Constraints	There are a number of listed buildings clustered around the green and the impact of development upon their setting would be significant
Accessibility	The site is remote from the village centre, the primary school and GP surgery. Access will be from the Barfield Road
Drainage/Flooding Issues	The site is within the Flood Zone 1 therefore there is no likelihood of flooding
Suitability	The site is remote from shops, the primary school, health facilities etc. There is no longer a bus service serving this site. All journeys to the village will need to be by cars. We agree with the 'call for sites' that this site is not suitable
Availability/Ownership	The site has been put forward under the 'call for sites' and thus we consider it available
Achievable	We agree with the 'call for sites' assessment that development on this site is achievable
Overall Conclusion	Development of this site would not be sustainable and would be contrary in draft Neighbourhood Plan policy TX HD 1

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 02 Tha 15	Site Address: Keston Monk Street Thaxted NP CM6 2PL
Nature of site/Current Use	The site is currently the garden area of a residential property
Local Plan Designation SHLAA/ref status	This site has been offered as part of the 'Call for Sites' process but is not allocated on the draft local plan. It is outside the village development limits
Local Environment Designation/Landscape Impacts	Beyond the scope of the Liz Lake study but any development of a significant scale would be contrary to Policy TXLSC5 relating to outlying settlements. Development would be highly visible in an agricultural landscape
Heritage Constraints	Limited direct impact on heritage assets
Accessibility	We concur with the 'call for sites' site criteria for accessibility
Drainage/Flooding Issues	This site is within Flood Zone 1 and thus there is no likelihood of flooding
Suitability	This site is remote from shops, the primary school, GP surgery and all journeys to the village would be by car and therefore we agree with the 'call for sites' conclusion that this site is not suitable for development
Availability/Ownership	There are no constraints or infrastructure requirements which would render this site unachievable
Achievable	We agree with the 'call for sites' achievability assessment
Overall Conclusion	Development of this site would not be sustainable and would not comply with draft Neighbourhood Plan policy TX HD1

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 03 Tha 15	Site Address Chelmer House The Drive Watling Lane Thaxted CM6 2UY
Nature of Site/Current Use	The site is currently occupied by a large house, garden and pasture
Local Plan Designation SHLAA ref/status	This site currently has planning permission for 3 small chalet style bungalows
Local Environment Designation/Landscape Impacts	This site borders Liz Lake parcel LPLCA1 which has a low capacity for change. It also sits within the scope of view 6 which carries a score of 4 out of 5. The location is therefore landscape sensitive and very careful consideration needs to be given to scale, design and landscaping
Heritage Constraints	There are no direct heritage impacts
Accessibility	The site is about 1100 metres from the village centre, Primary school ,GP surgery and limited public transport and is therefore in walking distance
Drainage/Flooding Issues	The site is generally with Flood Zone 1 with no risk of flooding but some areas of the site adjacent to the River Chelmer are at risk of flooding
Suitability	Part of the site accessed by the Drive is in residential use. Planning permission has been granted for demolition of the existing house and the construction of 3 chalet bungalows. Several planning applications for 5 or 6 dwellings have been refused in that built form would extend into the countryside and cause harm, Therefore we agree with the 'call for sites' that this site is not suitable for more than 3 dwellings

Availability/Ownership	The site has planning permission for limited development and therefore considered available
Achievable	Limited development is achievable as evidenced by the granting of planning permission
Overall Conclusion	The site has planning permission for 3 dwellings; a larger number would cause harm to the countryside and therefore is not sustainable

5. THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 04 Tha 15	Site Address Land south of Sampford Road Thaxted CM6 2FE
Nature of Site/Current Use	The land is agricultural farmland
Local Plan Designation SHLAA ref/status	This site has been offered as part of the 'call for sites' process but is not allocated on the draft plan. It is outside the village development limits. This site has been refused planning permission primarily on the grounds it would introduce new built form within the countryside and urbanisation of a rural area and also have adverse harm to the setting of the church. Safety of access to the B1051 was also noted, as was the lack of infrastructure provision
Local Environment Designation/Landscape Impacts	The site is contained within LPLCA 11 in the Liz Lake report and classified as having a low-medium capacity for change. It is also within view 32 which carries a score of 5
Heritage Constraints	Sampford Road offers outstanding views of the Gd1 listed church and development would impact on its setting. Development of this site is dealt in detail in the Grover Lewis report where it is stated that development "would result in a major change to the wider countryside setting of the historic town"
Accessibility	The site is about 800 metres from the village centre, Primary School, GP Surgery and limited public transport. The site would be accessed from the B1051 and consideration would need to be to safety
Drainage/Flooding Issues	The site is within Flood Zone 1 indicating no risk of flooding. However there are ground/surface water risks which could affect development
Suitability	This site is outside the village development limits and will impact on views of the church spire. A development on this site will extend build form into the countryside and thus detract from this entry into the village. We

	therefore agree with the 'call for sites' conclusion that this site is not suitable
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available
Achievable	We agree with the 'call for sites' assessment that this site is achievable
Overall Conclusion	Although this site is considered available and achievable for the reasons stated above a development would not be sustainable

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 05 Tha 15	Site Address Land south of Bardfield Road, east of 20 Claypits Villas, opposite Levitts Farm
Nature of Site/Current Use	The land is agricultural
Local Plan Designation SHLAA ref/status	This site has been offered as part of the 'call for sites' process, but is not allocated on the local plan. It is outside the village development limits
Local Environment Designations/Landscape Impacts	The site sits within LPLCA parcel 7 identified by Liz Lake and is said to have a low capacity for change. It is open agricultural land and further development on Bardfield Road would only extend the 'ribbon' nature of this area.
Heritage Constraints	There are fine views of the church from Barfield Road but the impact brought about by development of this site would be limited.
Accessibility	The site is around 800 metres from the village centre, Primary School, GP surgery and a bus stop. The site can be accessed directly from the Bardfied Road
Drainage/Flooding Issues	The site is within Flood Zone 1 and therefore there is no risk of flooding
Suitability	This development would extend the built form into farmland and as the land rises to the east would be prominent. This development would be a 'ribbon' development which we understand is not acceptable to the UDC and in this case is not suitable

Availability/Ownership	We agree with the 'call for sites' assessment that the site is available
Achievable	There are no constraints or infrastructure requirements for this site and therefore it is considered achievable
Overall Conclusion	On balance this could be sustainable if the UDC accept that ribbon development can be contained in this location

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 06 Tha 15	Site Address Enclosed pasture land, east of Dunmow Road, opposite Tottenham's Farm, Thaxted
Nature of site/Current Use	This a greenfield site currently used as pasture land
Local Plan Designation/SHLAA Ref/status	This site has been offered as part of the 'call for sites' process but is not allocated in the draft Local Plan. It is outside the village development limits
Local Environment Designations/Landscape Impact	This site represents a part of a key gateway into the village. Whilst currently screened by hedging that has grown wild it is likely that this would be removed as a part of the development and the character of the area (in circumstances where the Conservation Area borders the site) would change dramatically .
Heritage Constraints	A major feature of the Thaxted Conservation Area is that in many places (including Dunmow Road) it directly abuts its traditional rural hinterland without any intervening suburban development. In this instance that future would be lost through the creation of new housing and the impact on heritage setting would therefore be considerable.
Accessibility	This site is within 800 metres of the village centre, Primary School, GP Surgery and public transport. Access from the Dunmow Road may have safety issues.
Drainage/Flooding Issues	This site is within Flood Zone 1 and therefore there is no risk of flooding

Suitability	This site is outside the village development limits in a prominent position and will extend the village into open farmland. The landscape character assessment states this area has a high sensitivity to change and is thus not suitable. We agree with the 'call for sites' assessment that this site is not suitable
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available
Achievable	We agree with the 'call for sites' assessment that this site is achievable
Overall Conclusion	Although this site is considered available and achievable , but for the harm it will cause to the countryside development would not be sustainable.

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES

Reference No	Site Address
07 Tha 15	Land south of Townfield Bardfield Road with access from both Dunmow Road and/or Bardfield Road
Nature of Site/Current Use	This site is part of a field and thus agricultural. It is situated at the back of residential properties on the Bardfield Road
Local Plan Designation SHLAA ref/status	This site has been offered as part of the 'call for sites' process but is not allocated in the draft local plan. It is outside the village development limits
Local Environment Designation /Landscape Impact	This site is within Liz Lake parcel LPLCA7 which is stated to have low capacity for change
Heritage Constraints	The impact on heritage assets and their setting would be limited.
Accessibility	The site is more than 800 metres from the village centre, the primary school. GP surgery and public transport. The site is via a long twisting narrow track off the Dunmow Road
Drainage/Flooding Issues	This site is within Flood Zone 1 and therefore there is no risk of flooding.
Suitability	This development would be backland development with a safety question on the long narrow access route. This site is considered unsuitable

Availability/Ownership	We agree with the 'call for sites' assessment that this site is available.
Achievable	The question of access is a constraint which may prejudice viability and therefore achievability
Overall Conclusion	This site is unsuitable for development as there are viability questions and it is not sustainable

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 08 Tha 15	Site Address Land east of Dunmow Road, to the north of Priors Hall, Thaxted
Nature of Site/Current Use	This is a greenfield/agricultural site
Local Plan Designations SHLAA ref/status	This site has been offered as part of the 'call for sites' process but is not allocated in the draft local Plan. It is outside the village development limits
Local Environment Designations/Landscape Impact	Contained with Liz Lake parcel LPLCA7 which has a low capacity for change, The impact would be similar to 06 Tha 15
Heritage Constraints	The same comments apply as for 06 Tha 15
Accessibility	This site is within 800 metres of the village centre, Primary School, GP Surgery and public transport. Safe access from the Dunmow Road would be challenging
Drainage/Flooding Issues	This site is generally within Flood Zone 1 and therefore there is no risk of flooding. There is some flood risk in the southern area of the site
Suitability	This site is outside the village development limits and would extend the village into the countryside. The landscape character assessment states that this area has a low capacity to change and the heritage assessment states there will be an impact on the conservation area. This site is therefore considered unsuitable
Availability/Ownership	We agree with the 'call for sites' assessments that this site available
Achievable	We agree with the 'call for sites' assessments that this site is achievable
Overall conclusion	Although this site is considered available and achievable; but unsustainable because of the harm it will cause to the countryside and to the heritage of the village.

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 09 Tha 15	Site Address Land east of Wedow Road (land off Copthall Lane) CM6 2LG
Nature of Site/Current Use	This site is greenfield mostly agricultural land. The site is elevated and would be highly visible from the south of the town
Local Plan Designation SHLAA ref/status	The site has been offered as part of the 'call for sites' process but is not allocated in the draft local plan
Local Environment Designations/Landscape Impact	The site is within Liz Lake parcel LPLCA II which is stated as having a low-medium capacity for change. More significantly however it forms the backdrop for Copthall Lane, a particularly tranquil rural byway whose character would be seriously impacted by development
Heritage Constraints	There would be limited direct impact on heritage assets or their setting
Accessibility	The site is within 800 metres of the village centre, Primary school. GP Surgery and public transport. Access to site via the Tanyard would cause further safety issues,
Drainage/Flooding Issues	This site is generally within Flood Zone 1 with no risk of flooding. There are varying degrees of flood risks to the north west and south of the site
Suitability	The landscape character assessment and heritage assessment state that development of this site would have a significant impact on the village assets and we agree with the 'call for sites' that this site will not be suitable for development

Availability/Ownership	We agree with the 'call for sites' assessment that this site is available
Achievable	Development of this site is achievable subject to the constraint of road safety at the Tanyard
Overall Conclusion	Although this site is considered available and achievable subject to road congestion issues being resolved, but it is unsustainable because of the harm it will cause to the countryside and heritage of the village.

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 10 Tha 15	Site Address Former Molecular Products Site Mill End Thaxted
Nature of site/Current Use	This site has planning permission for 29 dwellings and construction is well advanced
Local Plan Designation SHLAA ref/status	
Local Environment Designations/Landscape Impacts	
Heritage Constraints	
Accessibility	
Drainage/Flooding Issues	
Suitability	
Availability/Ownership	
Achievable	
Overall Conclusion	

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 11 Tha 15	Site Address Warners Field Depot Bardfield Road Thaxted
Nature of Site/Current Use	This is a brownfield site and until recently was used as a road repair depot yard
Local Plan Designation SHLAA ref/status	This site was offered in the 'call for sites' process but is not designated in the local plan It is outside the village development limits
Local Environment Designations /Landscape Impact	The site is within Liz Lake parcel LPLCA8 which is stated to have a low-medium capacity for change
Heritage Constraints	There would be no significant impact on heritage assets or their setting
Accessibility	The site is just over 800 meters from the village centre, primary school. GP surgery and public transport. Access to the site will be via a narrow road to the Bardfield Road
Drainage/Flooding Issues	The site is in Flood Zone 1 and therefore no risk of flooding; there is potential for flooding on the eastern boundary of the site and the narrow access road from Bardfield Road to the site.
Suitability	We agree with the 'call for sites' assessment that this site would not be suitable as development would not be sustainable
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available
Achievable	Viability will be tested by site clearance costs, possible remediation works and improvement to the access road. Subject to this the site is achievable

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 12 Tha 15	Site Address Levetts Farm Bardfield Road Thaxted
Nature of Site/Current Use	This is a brownfield site currently used for agricultural plant storage
Local Plan Designation SHLAA ref/status	This site was offered in the 'call for sites' process but it is not designated in the local plan
Local Environment Designations/Landscape Impact	The site is within Liz Lake parcel LPLCA8 but development is unlikely to have any significant impact on the local landscape
Heritage Constraints	Development would have limited impact on heritage assets or their setting
Accessibility	The site is about 800 metres from the village centre, GP surgery, Primary School and public transport. Access is from the Bardfield Road
Drainage/Flooding Issues	The site is in Flood Zone 1 and therefore no risk of flooding
Suitability	We agree with the 'call for sites' assessment that this site is suitable for a limited number of dwellings
Availability/Ownership	We agree with the 'call for sites assessment that this site is available
Achievable	There will be site development costs including site clearance, possible remediation work and demolition . Subject to these costs the development is achievable
Overall Conclusion	This site is considered suitable for development subject to site development costs and careful consideration be given to design and layout. We consider the site is suitable for 3 dwellings

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 13 Tha 15	Site Address Land at Barnards Fields Thaxted
Nature of Site/Current Use	This is a greenfield site used for agriculture
Local Plan Designation SHLAA re/status	This site was offered in the 'call for sites' process but is not designated in the local plan.It is outside the village development limit
Local Environment Designation/Landscape Impact	The site is contained within Liz Lake parcel LPLCA 8 and is currently agricultural land. Development would dramatically alter the character of Copthall Lane (LPLCA 9) and would be unacceptable
Heritage Constraints	There would be limited direct impact on heritage assets or their settings
Accessibility	The site is within 800 metres from the village centre, primary school, GP surgery and public transport. Access is anticipated from Barnards Field
Drainage/Flooding Issues	The site is within Flood Zone 1 and therefore no risk of flooding
Suitability	We agree with the 'call for sites' assessment that development on this site would not be suitable as it would not be sustainable
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available
Achievable	We agree with the 'call for sites' assessment that this site is achievable
Overall Conclusion	This site is available and achievable but a development would cause harm to the countryside and therefore would be unsustainable

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 14 Tha 15	Site Address Claypits Farm Bardfield Road
Nature of Site/Current Use	The site is part brownfield being used as a farmyard with former agricultural buildings and part greenfield which is pasture land
Local Plan Designation SHLAA ref/status	This site came forward as a result of the 'call for sites' process but is not allocated in the local plan
Local Environment Designations/Landscape Impact	The site is in one of the less sensitive locations in the context of the Liz Lake study. The open pasture at the eastern end of the site however is of value to the rural setting of the village. The northern boundary of the site is formed by a row of over grown cypressus which could usefully be replaced by mature native species
Heritage Constraints	There are significant heritage constraints. Claypits Farmhouse sits beside the access to the site. It is listed and its setting could be adversely impacted by the development of an estate road. Access taken across the coach park would be much more satisfactory. There are also significant views of the church from the footpaths to the south of the site. Viewing corridors, landscaping and building heights will therefore be critical in any re-development
Accessibility	The site is very close to the village centre, Primary school. GP surgery and public transport. Access to the site is from the Bardfield Road
Drainage/Flooding Issues	Most of the site is in Flood Zone 1 where there is no risk of flooding. Much of the greenfield part of this site may be subject to surface water flooding.
Suitability	We agree with 'call for sites' suitability assessment subject to design and layout of any development. The site is therefore suitable
Availability/Ownership	We have met with the owners agent who has confirmed that he intends to develop the site in the next two years . The site is deemed available.

Achievable	Development of this site will have cost constraints in site clearance, demolition of existing buildings, possible remediations and mitigating the access implications on adjacent listed buildings. Therefore the site is achievable
Overall Conclusion	Development of the brownfield western part of the site is sustainable as it is suitable and available and subject to the cost constraints above is achievable

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 15 Tha 15	Site Address Land East of Park Lane Thaxted
Nature of site/Current Use	This is a greenfield site in agricultural use
Local Plan Designation SHLAA ref/status	The site came forward as a result of the 'call for sites' process. It is not allocated on the local plan. The site is outside the village development limits
Local Environment Designations/Landscape Impact	The site falls within parcels LPLCA1 and 6. both of which have low capacity for change. It is an important part of the rural hinterland that immediately abuts the village and contributes significantly to its character
Heritage Constraints	The site is dealt in detail in the Grover Lewis report. The consequences of development are principally associated with the setting of the Conservation Area. This view is reinforced by the 2009 Historic Settlement Character Assessment
Accessibility	This site is within 800 metres of the village centre, the Primary School, GP Surgery and public transport. Access will be problematical as any access from Park Street will be immediately adjacent to a right angled blind bend
Drainage/Flooding Issues	The site is in Flood Zone 1 and there is no risk of flooding
Suitability	The site is not considered suitable for development because harm would be caused to the countryside and development would impact on the historic core and extend the village into open arable farmland
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available
Achievable	Subject to a solution to site access we agree with the 'call for sites' assessment that the site is achievable
Overall Conclusion	Development of this site is not sustainable as a result of its harmful effect on the countryside and historic core of the village

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 16 Tha 15	Site Address Land at Walden Road Thaxted
Nature of Site/Current Use	This greenfield site is current arable farmland
Local Plan Designation SHLAA ref/status	This site came forward as a result of the 'call for sites' process. It is not allocated in the local plan and is outside the village development limits. This site was subject to a planning application for 120 dwellings, This was refused and at a subsequent appeal the inspector concluded that the development would cause significant harm to the landscape setting of Thaxted and harm to the setting of the church.
Local Environment Designation/Landscape Impact	The site falls with parcel LPLCA 16 in the Liz Lake study which is stated to have a low capacity for change. The principal reason why development was dismissed at appeal was the harm it would do to the landscape character of the Chelmer Valley
Heritage Constraints	There are significant views of the church from the north of the site and development would have an adverse impact of the setting of this Gd1 listed building
Accessibility	The site is over 1000 metres from the village centre, Primary school, GP Surgery and public transport. Access to the site would be from the Walden Road (B184)
Drainage/Flooding Issues	The site is mainly within Flood Zone 1 with no risk of flooding. However the north west section of the site is liable to flooding
Suitability	The Inspector dismissed the appeal stating it would not constitute sustainable development in terms of the framework . i.e

	we agree with the 'call for sites' assessment that this site it is not suitable
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available
Achievable	We agree with the 'call for sites' assessment that this site is achievable
Overall Conclusion	This site is not considered suitable for development

5. THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 17 Tha 15	Site Address Land to the east of the Mead Thaxted
Nature of site/Current Use	This is a greenfield/arable farmland site which has been allowed to revert to scrub land.
Local Plan Designation SHLAA ref/status	This site came forward as a result of the 'call for sites' process. It is currently in the ownership of Essex County Council and allocated for educational/community use
Local Environment Designations/Landscape Impacts	A recent wildlife survey has identified this site as having important habitat qualities, particularly for lizards. In terms of landscape it is one of the less sensitive sites identified in the Liz Lake report
Heritage Constraints	The site is considered in detail in the Grover Lewis report. Whilst less damaging than development on the adjoining site 04, concern is expressed over the fact that the rooftops of the development "could sit uncomfortably in the foreground of (the church)" Overall the impact is considered to be "minor adverse" on a heritage asset of "high sensitivity"
Accessibility	The site is around 800-1000 metres from the village centre, Primary school, GP Surgery and public transport. Access to the site will be problematic as it would have to be accessed from Wedow Road which joins the Tanyard where there is restricted access to the B184
Drainage/Flooding Issues	The site is within Flood Zone 1 and with no risk of flooding
Suitability	This site is in an area which could have impact on views of the church. Development of this site would extend the village into what was originally open arable farmland. The site is also valued by the community as a wildlife habitat which has not been considered by the 'call for sites' assessment. The site is therefore not suitable

Availability/Ownership	The site may be available subject to Essex County Councils plans for its use/disposal
Achievable	Subject to resolving the traffic congestion issues at the junction with the Tanyard and the B184 the site is achievable
Overall Conclusion	The caveats on suitability, availability and achievability suggest development of this site will not be sustainable

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 18 Tha 15	Site Address Brooklyns Weaverhead Lane Thaxted
Nature of Site/Current Use	This site is currently a garden with certain trees and hedges with preservation orders which are to be protected
Local Plan Designation SHLAA ref/status	This site came forward as a result of the 'call for sites' process. Planning application to build 10 dwellings on this site was refused on 2017 and a subsequent appeal dismissed on the grounds of harm to the conservation area
Local Environment Designations/landscape Impact	The garden of Brooklyns is identified as making a significant contribution to the Conservation Area in both the Conservation Area assessment and the Central Area Assessment . An appeal for development on this site was dismissed largely on this basis. The site is now identified as Local Green Space.
Heritage Constraints	Apart from the importance of the garden as a key green space it is also important to the setting of Brooklyns – a fine late Victorian /Edwardian house and other adjacent characterful buildings.
Accessibility	The site is close to the village centre, Primary School, GP Surgery and public transport. Access from the site onto the Tanyard will be problematic as there is restricted access to the B184
Drainage/Flooding Issues	The site is in flood zone 1 with no risk of flooding. However the site access from the Tanyard and surrounding road system is subject to surface water flooding

Suitability	We agree with the 'call for sites' assessment that this site is not suitable for development
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available for development
Achievable	The constraints of harm that development will do to the setting of Brooklyns house and the conservation area indicates that the site is not achievable
Overall Conclusion	This site is not suitable or achievable for development and is therefore not sustainable

5.THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 19 Tha 15	Site Address Land between Farmhouse Inn and Mayes Place Monk Street Thaxted
Nature of site/Current Use	This is a greenfield currently being grassland
Local Plan Designation SHLAA ref/status	This site came forward as a result of the 'call for sites' process. It is beyond the village development limits
Local Environment Designation/Landscape Impact	The site is outside the scope of the Liz Lake study. It does however need to be considered in the context of Policy TX LSC 5 to which development would be contrary. It would also change significantly the character of this remote rural hamlet.
Heritage Constraints	The site is adjacent to the listed Farmhouse Inn and close to other listed buildings. Its principal impact however would be to the overall character of the hamlet
Accessibility	The site is not within walking distance of any shopping facilities, a primary school or GP surgery, There is a minimal bus service serving the site. Access will be from Monk Street
Drainage/Flooding Issues	This site is within Flood Zone 1 which indicates there is no risk of flooding
Suitability	We agree with the 'call for sites' assessment that this site is not suitable for development
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available for development
Achievable	We agree with the 'call for sites' assessment that development of this site is achievable
Overall Conclusion	This site is not suitable for development as it would not be sustainable

5. THAXTED NEIGHBOURHOOD PLAN SITE ASSESSMENTS OF THE SITES IDENTIFIED IN THE UTTLESFORD DISTRICT COUNCIL'S 2015 'CALL FOR SITES'

Reference No 20 Tha 15	Site Address Bardfield Road Bardfield End Green Thaxted
Nature of site/Current Use	The site is a grassed area with part as hardstanding
Local Plan Designations SHLAA ref/status	This site came forward as a result of the 'call for sites' process. The site is outside the village development limits
Local Environment Designations/Landscape Impact	The site is outside the scope of the Liz Lake study. It is however prominent, being at a fork in the road and development would alter the character of the area.
Heritage Constraints	Development would have limited impact on heritage assets or their setting
Accessibility	The site is over 800 metres from the village centre, Primary school, GP Surgery and public transport. It is just about within walking distance. Access would be from the Bardfield Road.
Drainage/Flooding Issues	The site is within flood zone 1 with no risk of flooding
Suitability	We agree with the 'call for sites' assessment that this site is not suitable for development
Availability/Ownership	We agree with the 'call for sites' assessment that this site is available for development
Achievable	We agree with the 'call for sites' assessment that development of this site is achievable
Overall Conclusion	This site is unsuitable for development as it would not be a sustainable development

6. THAXTED NEIGHBOURHOOD PLAN – ASSESSMENTS OF SITES INCLUDED IN THE NEIGHBOURHOOD PLAN BUT NOT INCLUDED IN THE 2015 ‘CALL FOR SITES

Reference	Site Address
TX HD7	‘Rescu Site’ Rear of Little Maypole Walden Road
Nature of site/Current Use	The site was part of little Maypole Field but has been fenced off and is overgrown with weeds. There is some rubbish on the site
Local Plan Designation SHLAA ref/status	The site is outside the village development limits but has a lapsed planning permission for a single storey respite centre. Recently two planning applications for 9 and 8 houses have been refused on the grounds of design and the 9 unit refusal has been appealed.
Local Environment Designations /Landscape Impact	The site is particularly sensitive to change being at the top of the hill above the Chelmer Valley. View 45 identified by Liz Lake as 4/5/ sensitivity is relevant and part of the site is contained within parcel 16 which is stated to have a low capacity for change. Any development will require sensitive design particularly in relation to building heights and extensive boundary planting with mature vegetation.
Heritage Constraints	There are sensitivities around the views of the church spire which are highlighted in both the Grover Lewis report and the Historic Settlement Character Assessment. Again building heights and landscaping will be the key.
Accessibility	The site is about 1000 metres from local shops, the primary school an GP surgery.

	There is a bus stop about 1000 metres from the site
Drainage/Flooding Issues	The site is in Flood Risk Zone 1 and thus not liable to flooding
Suitability	The site could accommodate about four single storey dwellings and with careful design as to finishes and heights could be suitable
Availability/Ownership	We understand the site is owned by a charity and a small developer has an option for development on it.
Achievable	The developer's agent has provided details of a smaller and well designed scheme which indicates the above constraints can be mitigated
Overall Conclusion	The site is available and development is achievable and with sensitive design of 4 dwellings can be sustainable

6.THAXTED NEIGHBOURHOOD PLAN – ASSESSMENT OF SITES INCLUDED IN THE NEIGHBOURHOOD PLAN BUT NOT INCLUDED IN THE 2015 ‘CALL FOR SITES’

Reference	Site Address
TX HD8	Coach Park Bardfield Road
Nature of site/Current use	The site is currently a coach park though not extensively used for this. There is heavy informal use as a school drop off point.
Local Plan Designation SHLAA ref/status	N/A
Local Environment Designation /Landscape impact	The site is largely underdeveloped and on the edge of the Conservation Area. It contributes little to the street scene in this part of the town and small scale development would do little harm.
Heritage Constraints	The site is adjacent to the Conservation Area and there will therefore be sensitivities in relation to design.
Accessibility	n/a
Drainage/Flooding Issues	This site is within Flood Zone 1 and therefore not liable to flooding
Suitability	Development apart from infrastructure access to the adjoining Claypitts Farm site is not envisaged on this site. Coach parking must be retained as part of any development
Availability/Ownership	The site is owned by the Parish Council who have confirmed they will be happy for infrastructure access to be provided over the coach park
Achievable	The provision of access across the site is deemed achievable
Overall Conclusion	The site is available and deemed suitable . Use of the coachpark to provide infrastructure access to the Claypitts Farm Site is sustainable subject to retaining coach parking

6.THAXTED NEIGHBOURHOOD PLAN – ASSESSMENT OF SITES INCLUDED IN THE NEIGHBOURHOOD PLAN BUT NOT INCLUDED IN THE 2015 ‘CALL FOR SITES’

Reference	Site Address
TX HD9	Brethren Meeting Hall The Tanyard
Nature of site /Current use	The site is occupied by a meeting Hall and a car park
Local Plan Designation SHLAA ref/status	This site is not in the local plan and was not put forward in the ‘call for sites’
Local environment Designations/Landscape impact	The site is located facing the garden of Brooklyns which has been identified as an important Local Green Space. Built form of the right scale would not however be out of place.
Heritage constraints	The site is within the Conservation Area with a listed building to one side and an attractive terrace of cottages to the other. Much of the surrounding area however, has been redeveloped with small scale cottage style units in keeping with their surroundings. A similar form of development could represent an environmental enhancement
Accessibility	The site is in the village centre and has immediate access to local shops, the primary school, GP surgery and the limited public transport service. Access would be from the Tanyard
Drainage/Flooding Issues	The site entry was subject to major flooding in 2014 and some flooding on other occasions. Full investigations into the cause of flooding should be investigated
Suitability	The site could accommodate six-seven small dwellings. Careful attention to design will be necessary. Infrastructure is available. The site is therefore suitable

Availability/Ownership	The site is owned by a religious trust and representatives have stated that they will give consideration to development of their site at a future time
Achievable	An attractive well designed development of small dwellings in this town centre will meet the Housing Needs Survey requirement. Its location in the town centre will maximise sales values and thus be economically viable
Overall Conclusion	The site is suitable and achievable when it becomes available and subject to the constraints above will be a sustainable development

6.THAXTED NEIGHBOURHOOD PLAN – ASSESSMENT OF SITES INCLUDED IN THE NEIGHBOURHOOD PLAN BUT NOT INCLUDED IN THE 2015 ‘CALL FOR SITES’

Reference	Site Address
TX HD 10	Land fronting Bardfield Road Adjacent to Levetts Farm
Nature of site/Current use	The site is currently partially used allotment gardens. A scout ‘hut’ is also located at one end of the site
Local Plan Designation SHLAA ref/status	This site is not in the local plan and was not put forward in the ‘call for sites’ process
Local Environment Designations/Landscape Impacts	Bardfield Road is largely made up of 20 th century ribbon development. Although currently open land enclosed by hedges low rise development on this site is unlikely to have any significant impact on landscape quality. The possible loss of allotment land/nature site needs to be assessed and the scout hut relocated.
Heritage Constraints	Although there are good views of the church spire at certain points along Bardfield Road, development on this site is unlikely to have any significant impact on the setting of the church. Similarly there is no relationship with the Conservation Area
Accessibility	The site is just over 800 metres from the village centre, GP surgery, Primary School and public transport. Access is from the Bardfield Road
Drainage/Flooding Issues	This site is in Flood Zone 1 and therefore there is no risk of flooding
Suitability	The site is considered suitable for development subject to careful consideration to design and layout. By providing one/two bedroom dwellings this development with help meets the requirements of the Housing Needs Survey.

Availability/Ownership	This site is owned by the Parish Council who wish to develop 4 one or two bedroom affordable dwellings. The site is therefore available
Achievable	The only major constraint is limited to design. The site is therefore considered achievable
Overall Conclusion	The site is suitable, available and achievable and therefore deemed sustainable