

SHLA Stage 2 Assessment

Land East of School Road and Land East of Queensberry Avenue

Site Name	Land East of School Road, Copford	Land East of Queensberry Avenue
Source	SLAA Site Assessments Report Stage 2, February 2025	Anchor Assessment, January 2026
Site area (hectares)	9.385300000000009ha	3.13ha
Proposed Use/s	1. Housing	1. Housing
Is the site within or adjacent to the existing settlement boundary?	Amber – adjacent to or within close proximity an existing settlement boundary	Green – within an existing settlement boundary
Would development of the site lead to coalescence between settlements?	Green – no contribution to coalescence	Green – no contribution to coalescence
What is the main access point/s to the site? Is the access safe and suitable? Are there any highway constraints?	Amber – some constraints identified but not significant enough to affect the site's deliverability	Green - no reasonable constraints and highways access is considered safe and suitable. There was no objection from Essex County Council's Highways Department to the previous application and access/highways was not a reason for refusal. The Inspector acknowledged that no harm would be caused.
Is there any evidence that it would not be possible to deliver the necessary utilities?	Green – no known issues with utility provision	Green – no known issues with utility provision
Are there any issues that would prevent/limit the developable area of the site? e.g. topography/levels, pylons, canopy cover	Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed	Green – no known site specific issues or evidence has been provided which demonstrates that site constraints can be adequately addressed
Is the site brownfield or greenfield?	Red – greenfield (approx. 75% plus)	Red – greenfield (approx. 75% plus)
What is the agricultural land classification?	Red – Grades 1, 2 and/or 3a (50% or more)	Green – Grades 4-5 (50% or more) The land is suitable only for rough grazing.

Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?	Green – there are no neighbouring use issues	Green – there are no neighbouring use issues
Is the site partially located within any of the following designations? Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), Ancient Woodlands, RAMSAR	Green – site is not located within any designations listed.	Green – site is not located within any designations listed.
Is the site located within any of the following local designations? Local Wildlife Site (LoWS), Local Nature Reserve (LNR), Coastal Protection Belt	Green – site is not located within any designations listed.	Green – site is not located within any designations listed.
Could development of the site enhance or create green infrastructure e.g Open Space, Park, Sport and/or recreation grounds, Country Park, Allotments?	Green – yes, there are opportunities to enhance or create green infrastructure.	Green – yes, there are opportunities to enhance or create green infrastructure.
Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2, Grade 2* Listed Building, Scheduled Ancient Monument (SAM), Registered Parks and Gardens, Conservation Areas, Locally Listed Heritage Asset, archaeological assets	Green – no potential harm.	Green – no potential harm.
Would development of the site result in the loss of, or partial loss of, public open space, a Public Right of Way (PRoW), or a bridleway?	Green – development would not result in the loss of public open space, public right of way or a bridleway.	Green – development would not result in the loss of public open space, public right of way or a bridleway.
What flood zone is the site located in?	Green – Site is wholly located in Flood Zone 1	Green – Site is wholly located in Flood Zone 1
Is the site within a Critical Drainage Area?	Green – site is not located within a Critical Drainage Area	Green – site is not located within a Critical Drainage Area
Has the site been submitted for development through the Call for Sites for the Local Plan Review?	Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer.	Green – Yes, the site has been submitted through the Call for Sites for the Local Plan Review by a site owner or developer. The site is also an existing site allocation.
What is the site ownership situation?	Green – Single ownership.	Green – Single ownership.

<p>Is the land owner open to working in partnership and bringing the site forward in combination with others to enable a comprehensive approach to development?</p>	<p>Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.</p>	<p>Green – Yes, the land owner is willing to work in partnership to bring the site forward in combination with others.</p>
<p>Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward?</p>	<p>Green – site is vacant or its current use can cease at short notice.</p>	<p>Green – site is vacant or its current use can cease at short notice.</p>
<p>Does the site have a history of unimplemented permissions?</p>	<p>Green – No unimplemented permissions.</p>	<p>Green – No unimplemented permissions.</p>
<p>Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability? Multiple Choice and Text comment box Red – development is likely unviable. Amber – development is marginal. Green – development is likely viable.</p>	<p>Green – development is likely viable.</p>	<p>Green – development is likely viable.</p>
<p>Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?</p>	<p>Green – the site does not rely on another piece of land.</p>	<p>Green – the site does not rely on another piece of land.</p>
<p>Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area?</p>	<p>Red – Site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal.</p>	<p>Green – Not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area</p>
<p>Is the land currently protected for an alternative use within the Colchester Local Plan or a Neighbourhood Plan?</p>	<p>Green – the site is not protected for any alternative use.</p>	<p>Green – the site is not protected for any alternative use.</p>
<p>Is the site contaminated or partially contaminated?</p>	<p>Amber – there is possibility of contamination, but it can be remediated without affecting development viability.</p>	<p>Amber – there is possibility of contamination, but it can be remediated without affecting development viability.</p>