

Subject: GCLP Regulation 18 Consultation and Call for Sites
 From: [REDACTED]
 Date: January 2026



E W PEPPER LTD

CALL FOR SITES – AMENDMENT

TOWN FARM, GULDEN MORDEN (HELAA REF. 40315)

This Site has been promoted by [REDACTED] throughout the local plan process. It is submitted hereby submitted as an amendment to the Call for Sites, with a revised area of 4 hectares (see Site Location Plan). This smaller-scale development would be focused on the previously developed land at Town Farm. A sensitive development will include careful consideration of all matters including appropriate access.

HELAA REF. 40315: LAND AT TOWN FARM	HELAA ADDENDUM (2025) RANKING	JANUARY 2026 REPRESENTATION RESPONSE	PROPOSED RAG RATING
Suitable			
Adopted Development Plan Policies	Amber	Any policy constraint could be overcome via a Site Allocation.	Green
Flood Risk Assessment	Amber	Revised Site is within Flood Zone 1. A sensitive approach to layout and drainage strategy could mitigate flood risk.	Green
Landscape Assessment	Amber	Layout would respect existing development pattern. Smaller development than previously proposed, focused on the brownfield land.	Green
Biodiversity and Geodiversity	Green	Any proposals would provide ecological enhancement.	Green
Open Space/ Green Infrastructure	Green	The Site will promote access to open space and green infrastructure.	Green
Historic Environment Assessment	Amber	The northeastern edge of the Site lies within the Conservation Area. However, layout and sensitive design would mitigate any impacts on heritage.	Green

Archaeology Assessment	Amber	Archaeological investigation prior to development can be secured via an appropriately worded Condition.	Green
Accessibility Assessment	Amber	Adequate accessibility to key local services, transport, and employment opportunities.	Green
Site Access	Red	Safe and suitable access to the public highway would be delivered as part of any development.	Amber
Transport and Road	Amber	Any impact could be mitigated through appropriate measures.	Green
Noise, Vibration, Odour and Light Pollution Assessment	Green	Site capable of being developed with regards to environmental health considerations.	Green
Contaminated Land Assessment	Amber	Potential for contamination due to historic agricultural uses. Contamination Reports and subsequent remediation scheme would accompany any future application and appropriate remediation scheme secured via condition.	Green
Overall Suitability Score	Red	Demonstrated above there are no technical considerations that could not be mitigated within any future application.	Green
Available			
	Green	Site remains under agreement with the landowner. Single ownership with intention to develop.	Green
Achievable			
	Green	Viable for residential development	Green

The Site is suitable, available and achievable for residential development during the next 5 years.