

Arkesden 001 RES – Land North of Brand’s Grove, Poore Street, Arkesden, CB11 3UJ

Parish	Arkesden	Source	Call for sites
Existing Use	Former agricultural land	Proposed Use	Residential
Site Area (ha)	2.26	Developable Area (ha)	2.15
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Arkesden 002 EMP – Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden, CB11 4HD

Parish	Arkesden	Source	Employment Land Monitoring
Existing Use	Agricultural, Farm Buildings	Proposed Use	Employment
Site Area (ha)	0.83	Developable Area (ha)	0.83
Housing assumed capacity	N/A	Employment floorspace (sqm)	3320

Site History

UTT/18/1179/FUL and UTT/19/2333/FUL Refused: change of use of building "A" to B1. Retrospective change of use of building "B" to B2 and B8.
 UTT/21/0098/FUL and UTT/21/3746/FUL Refused 24.3.22: Demolition of existing buildings/redundant agricultural buildings and erection of 9 no. dwellings including car parking and landscaping
 UTT/23/2128/PAQ3 Approved 18 Oct 2023: Prior Notification of change of use of agricultural building to 3 no. dwellings.
 UTT/23/2706/PAR3 Refused 19 Dec 2023: Prior Notification of change of use of agricultural building to flexible commercial use (Use Class E(g)(i))

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN

Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Suitable
Suitability commentary	Greenfield site, wholly outside and not adjacent to a top three tier settlement, which is proposed for employment development. Site can be accessed from the main road network. It is adjacent to a Grade II listed house Hobs Aerie. Part of the site is subject to high risk of surface water flooding which would need to be mitigated.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required. The site is actively promoted for residential development through re-development of existing farm buildings but no comments have been submitted on whether the site might remain available for employment use.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3320	N/A	N/A	N/A

Arkesden 003 RES – Buildings To The Rear Of Mulberry House, Wenden Road, Arkesden

Parish	Arkesden	Source	Regulation 18
Existing Use	Agricultural, Farm Buildings	Proposed Use	Residential
Site Area (ha)	0.83	Developable Area (ha)	0.83
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/1179/FUL and UTT/19/2333/FUL Refused: change of use of building "A" to B1. Retrospective change of use of building "B" to B2 and B8.
 UTT/21/0098/FUL and UTT/21/3746/FUL Refused 24.3.22: Demolition of existing buildings/redundant agricultural buildings and erection of 9 no. dwellings including car parking and landscaping
 UTT/23/2128/PAQ3 Approved 18 Oct 2023: Prior Notification of change of use of agricultural building to 3 no. dwellings.
 UTT/23/2706/PAR3 Refused 19 Dec 2023: Prior Notification of change of use of agricultural building to flexible commercial use (Use Class E(g)(i))

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN

Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ashdon 001 RES – Land to the west of Walden Road, Church End, Ashdon, CB10 2HJ

Parish	Ashdon	Source	Call for sites
Existing Use	Agricultural and grassland	Proposed Use	Residential
Site Area (ha)	1.3	Developable Area (ha)	1.3
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

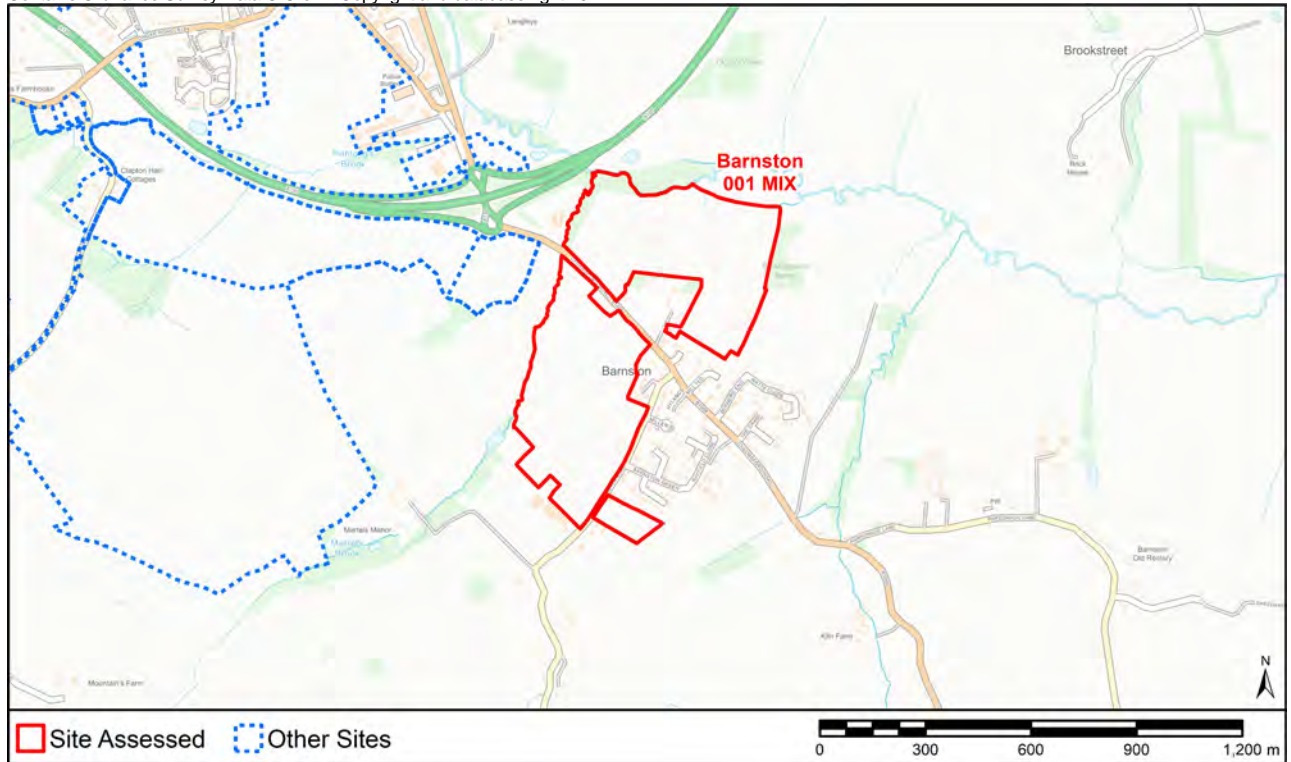
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Barnston 001 MIX – Land at Barnston, Dunmow, CM6 1NA

Parish	Barnston	Source	Call for sites
Existing Use	Agricultural, football pitch	Proposed Use	Residential/mixed use; new primary school; 13.7ha open space
Site Area (ha)	36.59	Developable Area (ha)	31.88
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use (including residential) development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

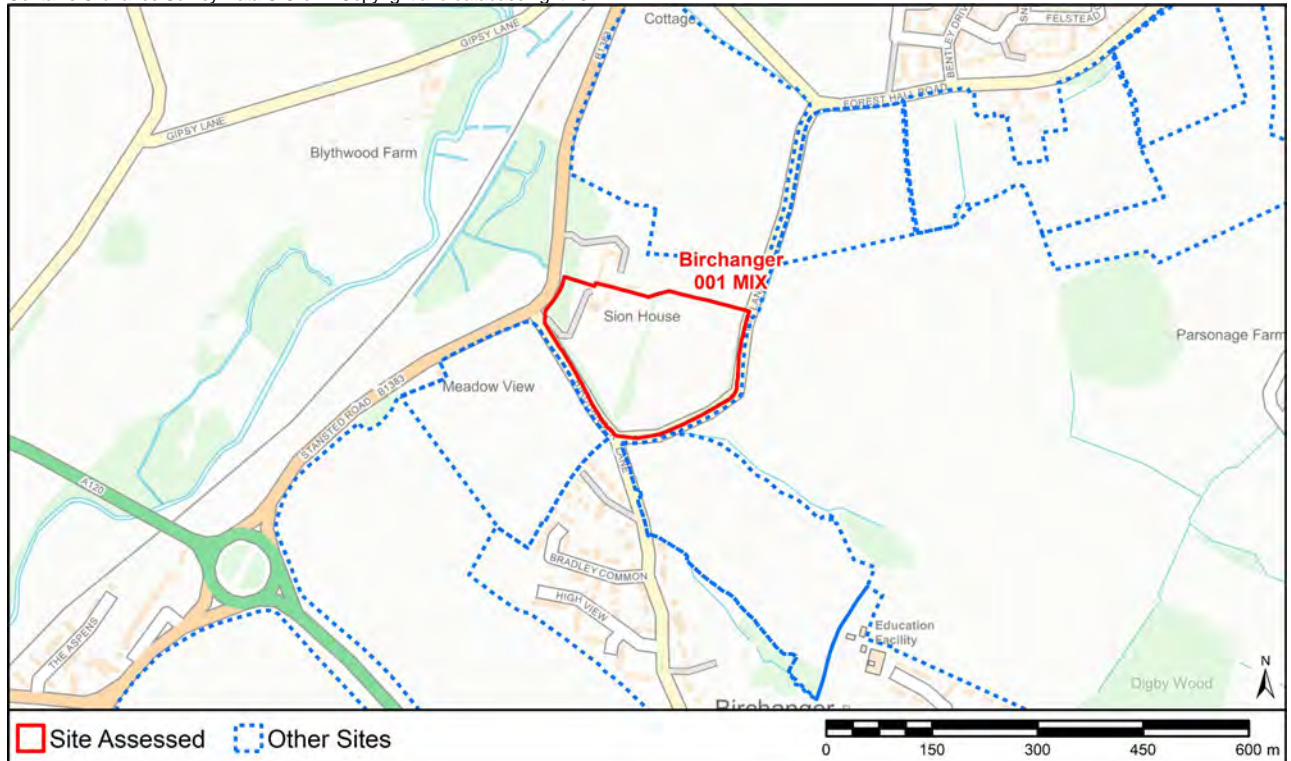
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 001 MIX – Sion House, Birchanger Lane, Birchanger, CM23 5PU

Parish	Birchanger	Source	Call for sites
Existing Use	Office	Proposed Use	Residential, Employment
Site Area (ha)	4.5	Developable Area (ha)	0.09
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site predominantly consists of greenfield opposite Birchanger Lane within the Green Belt unsuitable for development. A small part of the site is identified as previously developed land in employment use, consisting of a cluster of Grade II listed buildings and structures at Sion Farmhouse, which has limited potential for further development above the HELAA threshold. Other identified constraints includes the presence of priority habitats, landscape sensitivity, proximity to protected lanes, loss of Grade 3 Good to Moderate Quality Agricultural Land and potential impacts on Hatfield Forest SSSI to be consulted with Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

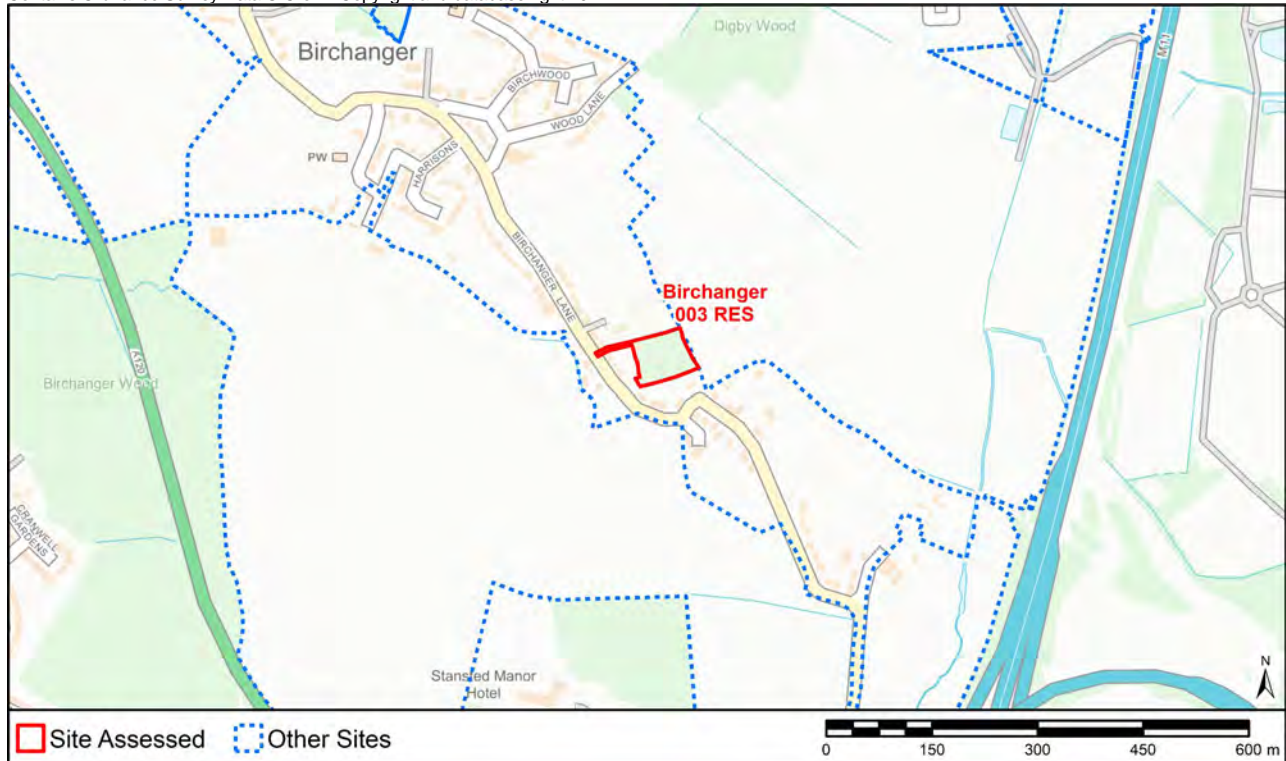
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 003 RES – Former builder’s yard at 285-287 Birchanger Lane, Birchanger, CM23 5QP

Parish	Birchanger	Source	Call for sites
Existing Use	Former builder’s yard	Proposed Use	Residential
Site Area (ha)	0.53	Developable Area (ha)	0.53
Housing assumed capacity	19	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is identified as previously developed land used as a former builder's yard adjacent to the built-up area of Birchanger. The majority of the site falls within the Green Belt. The site falls within the SSSI Impact Risk Zone of Hatfield Forest and any additional dwellings at this location would trigger the need to consult with Natural England. The site contains some vegetation which may have ecological value. The site has existing access to the highways network via Birchanger Lane, but further investigation would be required to establish if this could be improved to support residential development above the HELAA threshold.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable - achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	19	N/A	N/A

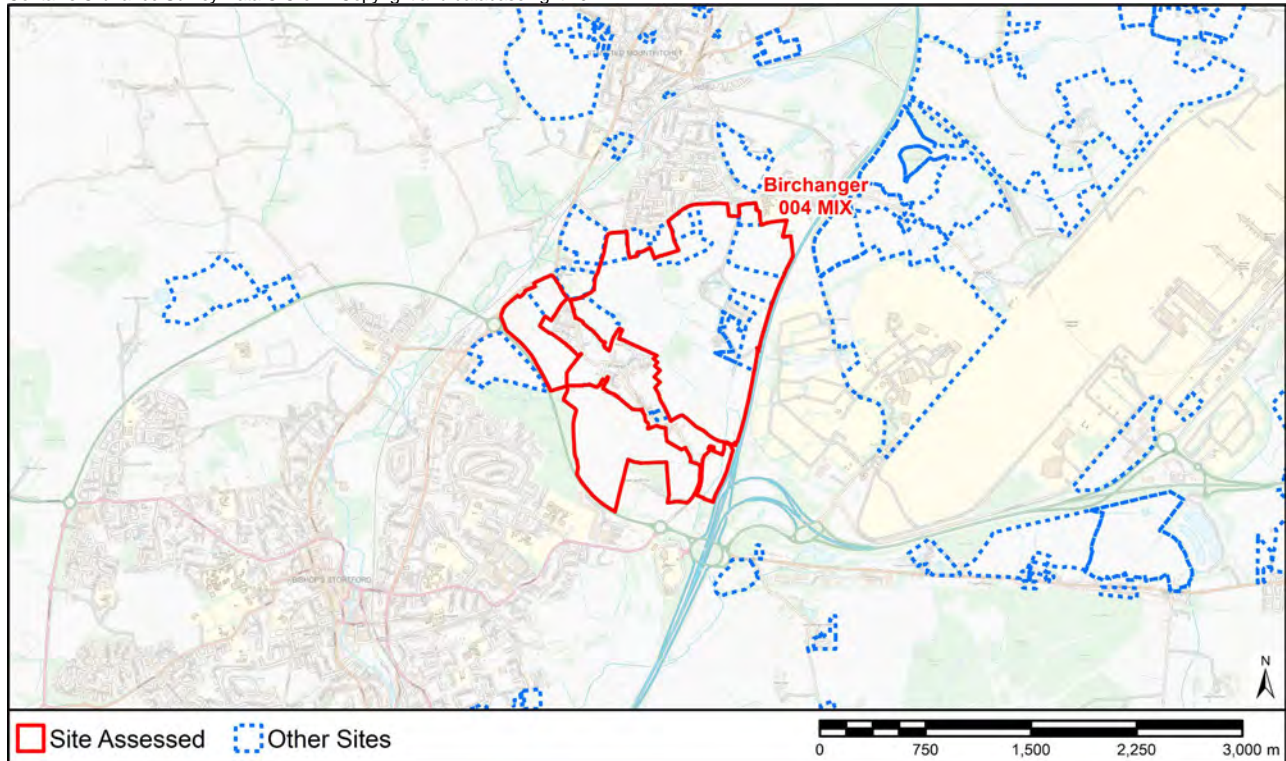
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 004 MIX – Land between Stansted Mountfitchet, Birchanger and M11 Junction 8

Parish	Birchanger	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	222.43	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

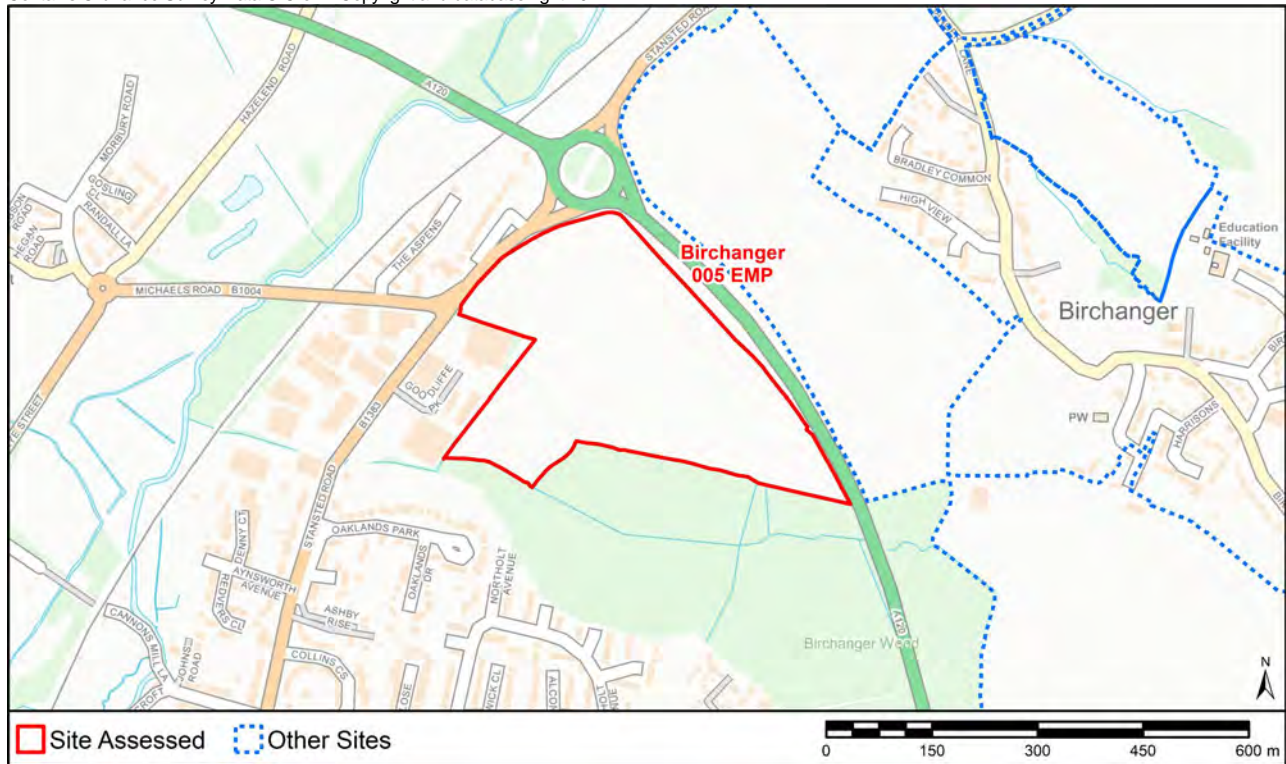
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 005 EMP – Land east of Stansted Road, Bishop’s Stortford, CM23 5QG

Parish	Birchanger	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment. Approximately 6ha for landscaping, habitat creation and woodland planting
Site Area (ha)	12.25	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

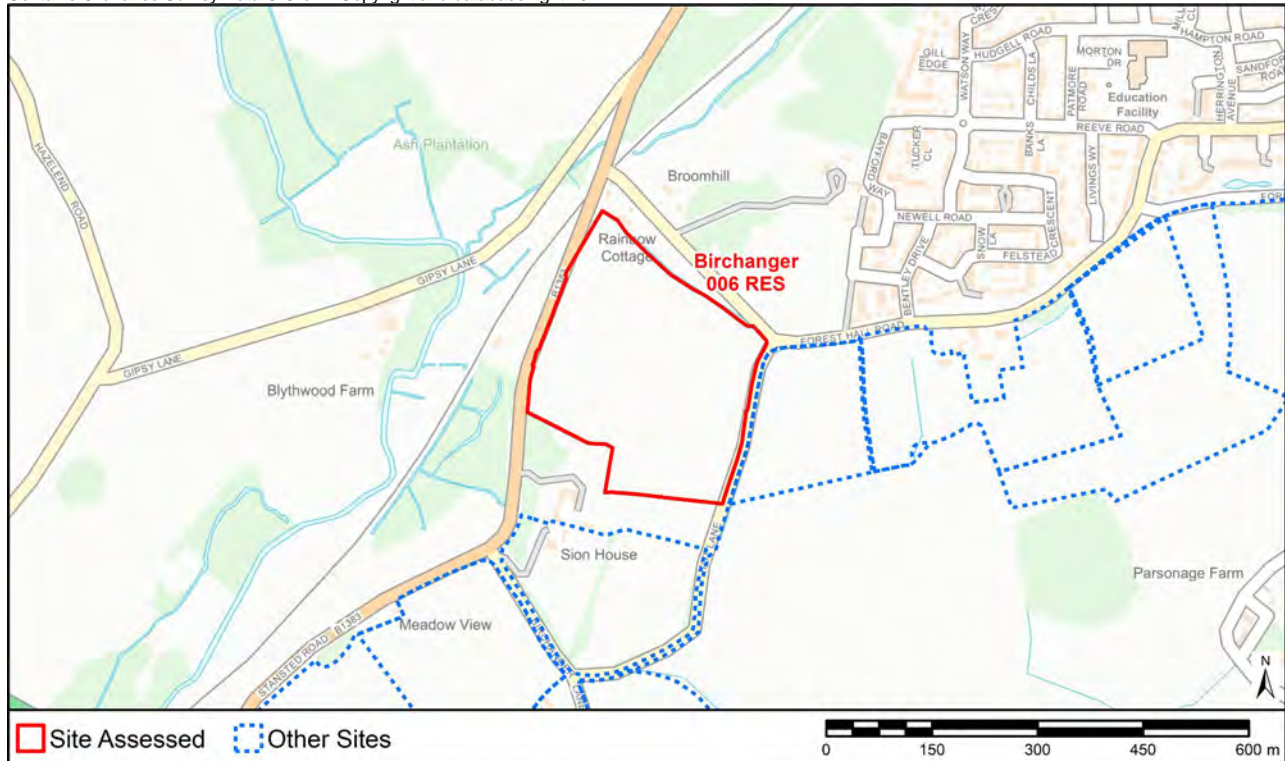
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 006 RES – Land adjacent to Forest Hall Road and Tot Lane, Birchanger, CM24 8TS

Parish	Birchanger	Source	Call for sites
Existing Use	Vacant	Proposed Use	Residential
Site Area (ha)	8.63	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

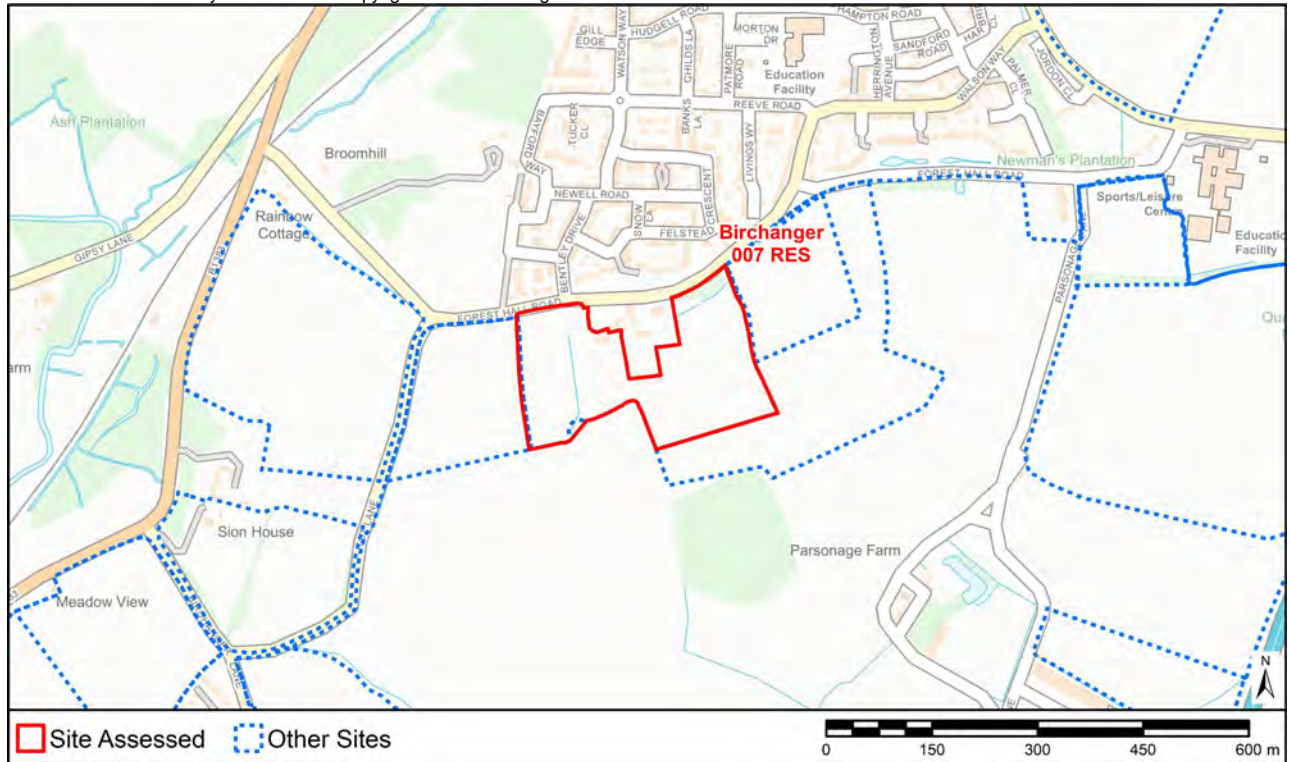
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 007 RES – Land south of Forest Hall, Forest Hall Road, Stansted Mountfitchet, CM24 8TU

Parish	Birchanger	Source	Call for sites
Existing Use	Commercial storage, grazing	Proposed Use	Residential
Site Area (ha)	5.38	Developable Area (ha)	0.02
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/0984/FUL Refused 02 March 2020 - Demolition of existing no.2 dilapidated structures and construction of 6 no. three bedroom semi-detached houses with accommodation in roof
 UTT/22/1810/PIP Refused 02 August 2022 Planning in principal for 4 no. dwellings

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site predominantly consists of greenfield opposite the built-up area of Stansted Mountfitchet within the Green Belt unsuitable for development. A very small part of the site is identified as previously developed land in residential use, however further development above the HELAA threshold is likely to have a significant impact on the openness of the Green Belt with prominent in views from Forest Hall Road. Other key constraints relate to flood risk, landscape sensitivity and potential impacts on adjacent designated heritage assets. The site is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

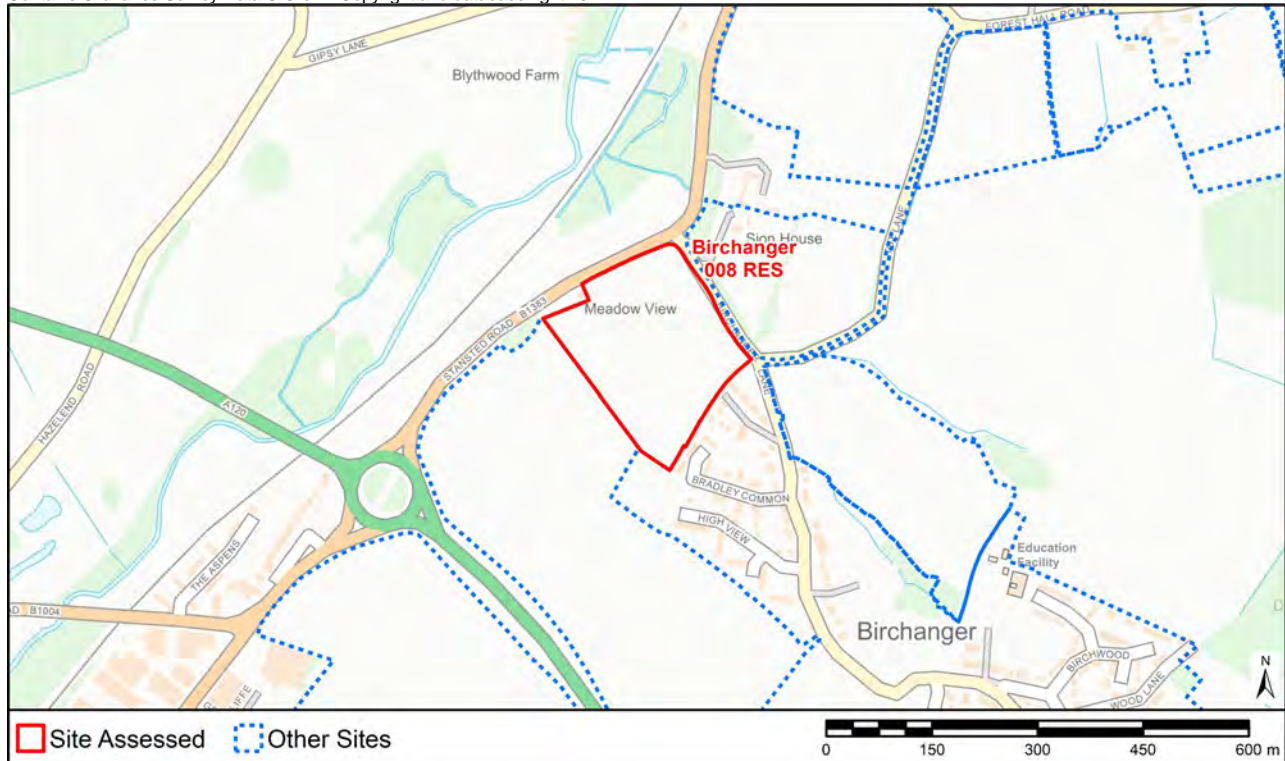
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 008 RES – Land at Stansted Road, Birchanger

Parish	Birchanger	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.95	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

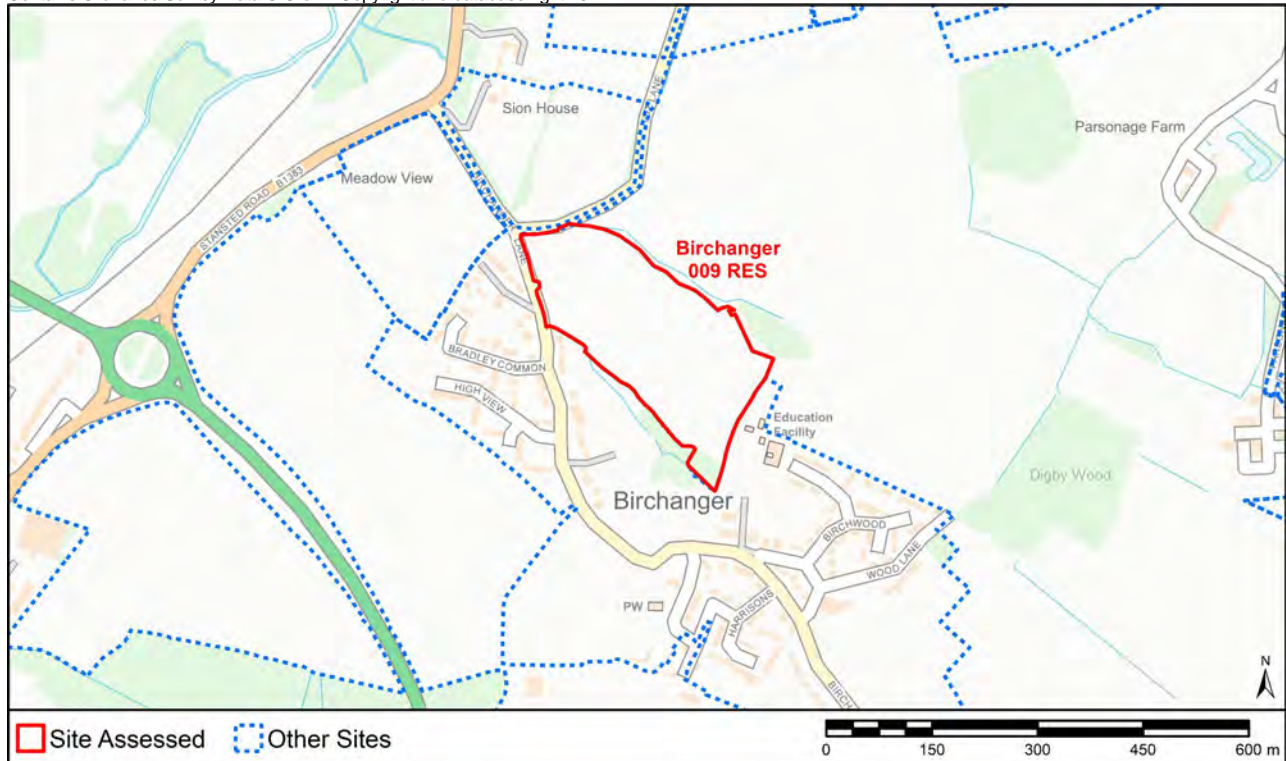
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 009 RES – Land at Tot Lane, Birchanger

Parish	Birchanger	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

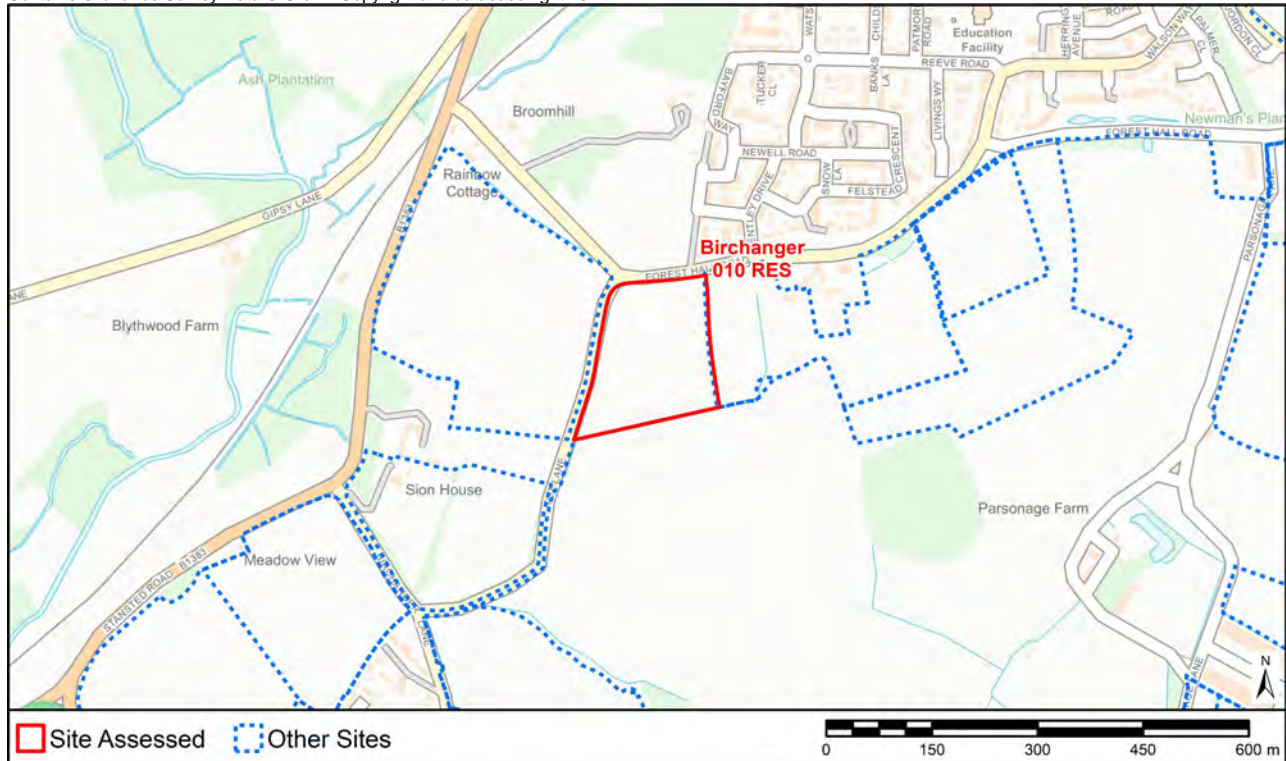
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 010 RES – Land at Tot Lane, Stansted Mountfitchet

Parish	Birchanger	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.28	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

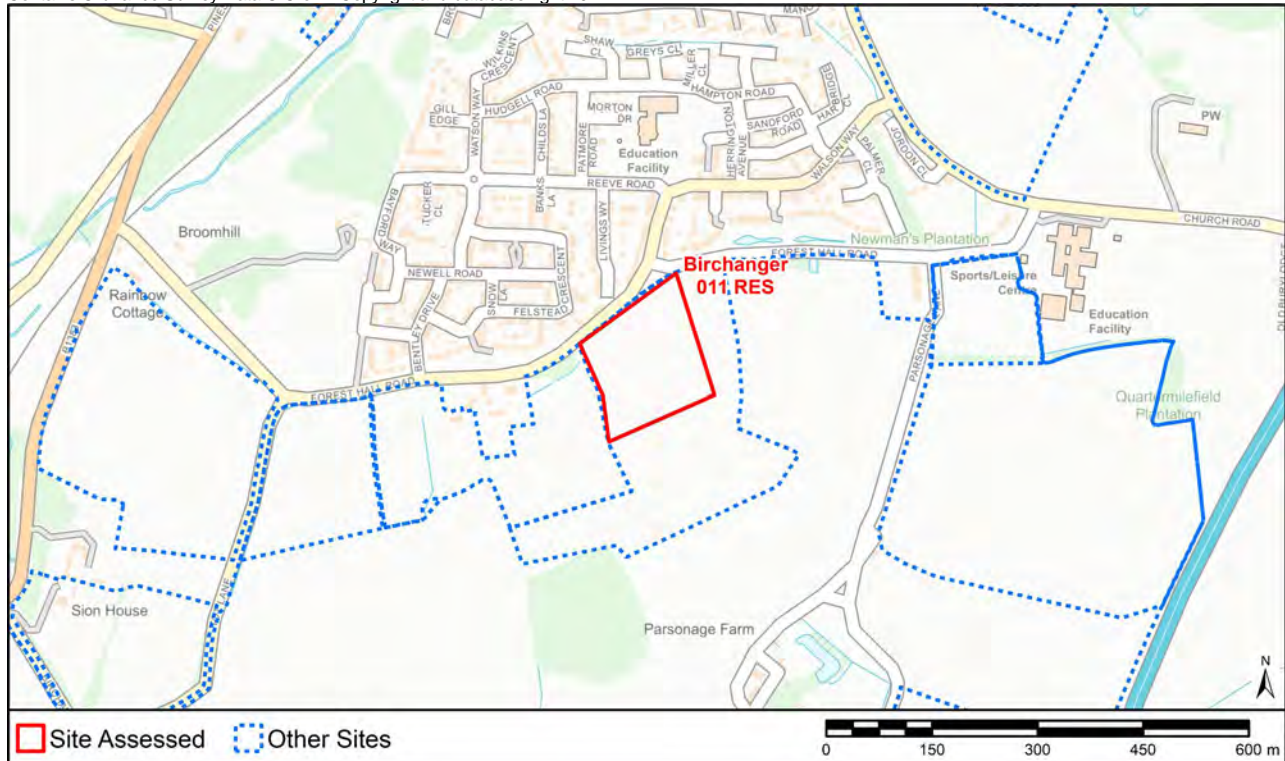
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 011 RES – Land at Forest Hall Road, Stansted Mountfitchet

Parish	Birchanger	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.54	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	None
--------------	------

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

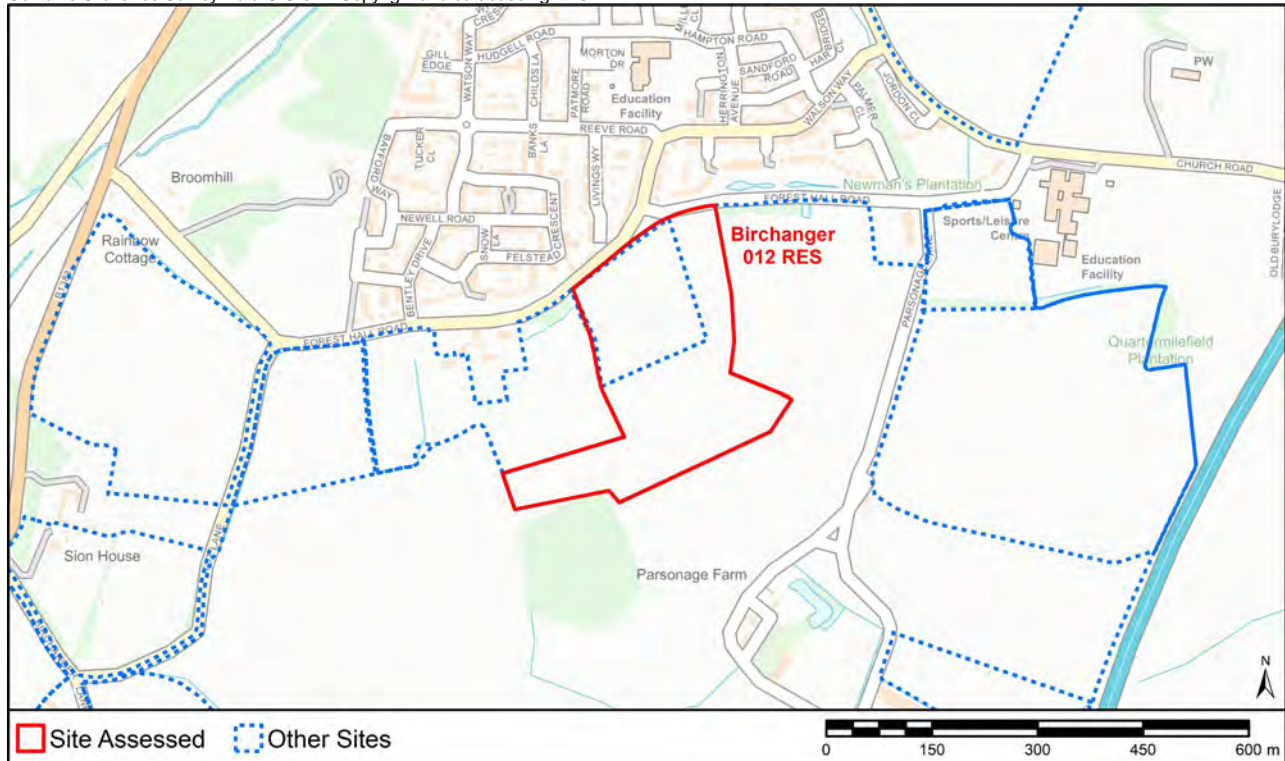
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Birchanger 012 RES – Land south of Forest Hall Road, Stansted Mountfitchet

Parish	Birchanger	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	8.1	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

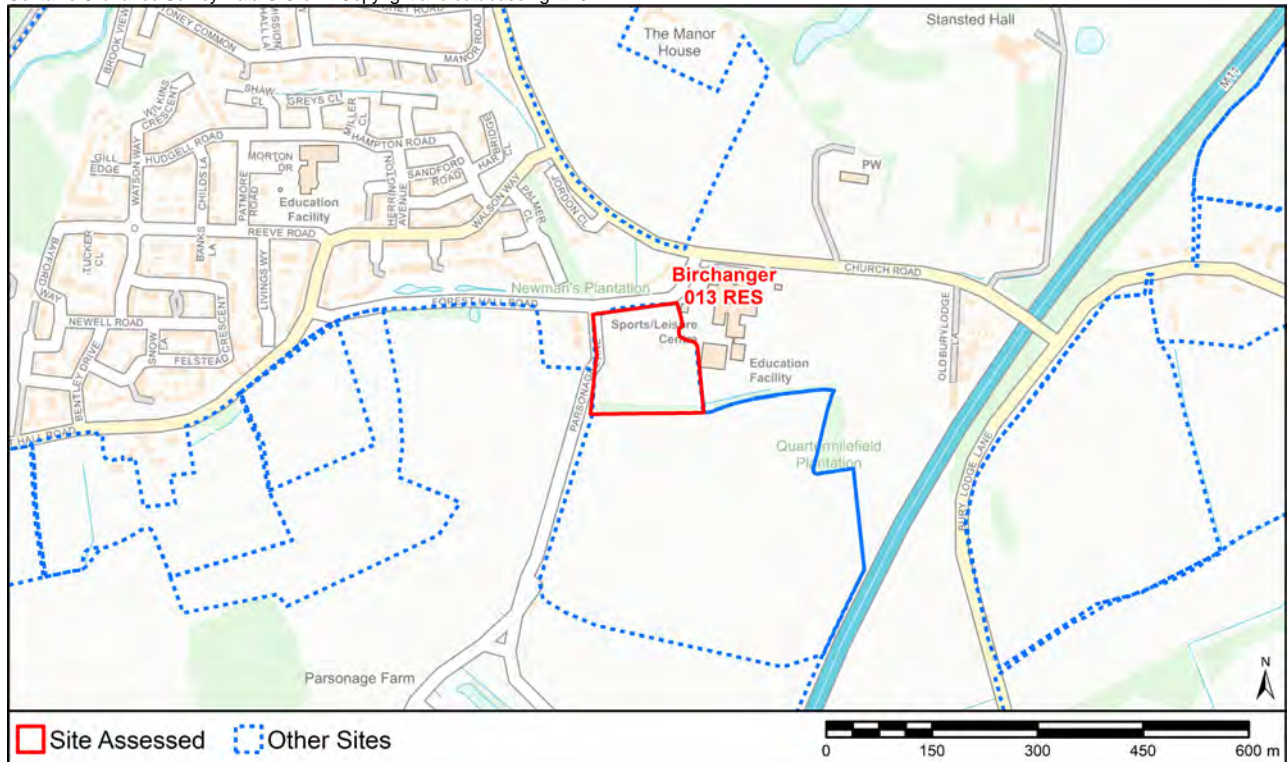
Birchanger 013 RES – Land between Parsonage Lane and Forest Hall School, Stansted Mountfitchet

Parish	Birchanger	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.1	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

covering north part of site: UTT/18/0318/OP appeal dismissed 8.8.2019 - Outline planning permission for the erection of up to 135 dwellings with public open space, landscaping and sustainable drainage

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

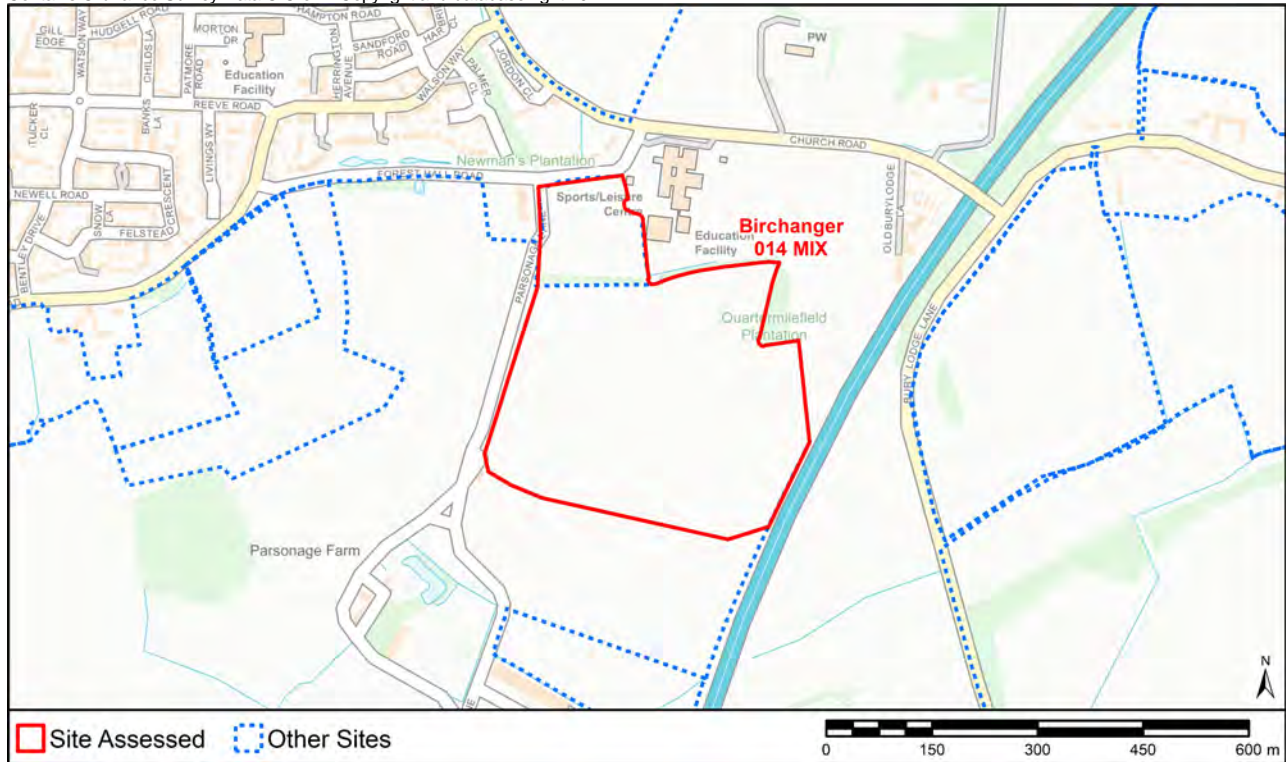
Birchanger 014 MIX – Land east of Parsonage Lane, Stansted Mountfitchet

Parish	Birchanger	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential and employment
Site Area (ha)	15.6	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

Proposed development of existing agricultural field to be a dog grooming and day-care facility including access road, parking, office and indoor walking building & new perimeter fencing

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Broxted 001 RES – Land West of Broxted Road, Broxted, CM6 2BX

Parish	Broxted	Source	Call for sites
Existing Use	Agricultural, grazing	Proposed Use	Residential
Site Area (ha)	2.72	Developable Area (ha)	2.72
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/23/0764/NMA Refused 13 April 2023. Non Material Amendment to UTT/22/0249/HHF - Omit front porch extension, central gable extension and balcony to gable elevation.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Settlement Hierarchy	RED
---------------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Broxted 002 RES – Land to the south of Thaxted Road, Broxted, CM6 2BX

Parish	Broxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential Care Home and / or Residential dwellings
Site Area (ha)	6.23	Developable Area (ha)	6.23
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	AMBER	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Chrishall 001 RES – Land North of Wire Farm, Chrishall, SG8 8QN

Parish	Chrishall	Source	Call for sites
Existing Use	Garden and meadow/agriculture	Proposed Use	Residential
Site Area (ha)	0.36	Developable Area (ha)	0.36
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/2487/FUL refused 27 September 2021 - Erection of 6 no. residential units
 UTT/21/3492/FUL refused 24 January 2022 - Erection of 6 no. residential units
 UTT/22/1554/FUL Refused 19 July 2022. Erection of 3 no residential units

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

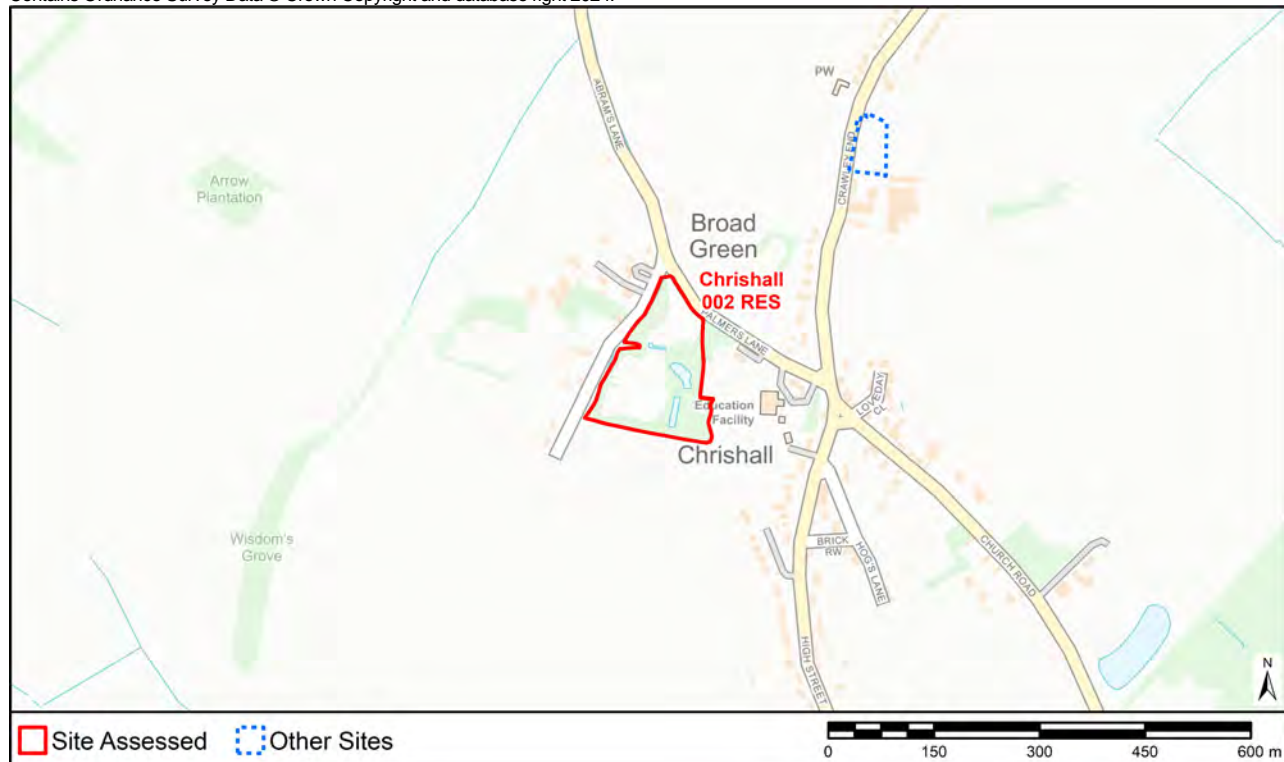
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Chrishall 002 RES – Gigneys Meadow, Chrishall, SG8 8QR

Parish	Chrishall	Source	Call for sites
Existing Use	Grassland	Proposed Use	Residential with potential to donate part of land to school
Site Area (ha)	2.47	Developable Area (ha)	2.41
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

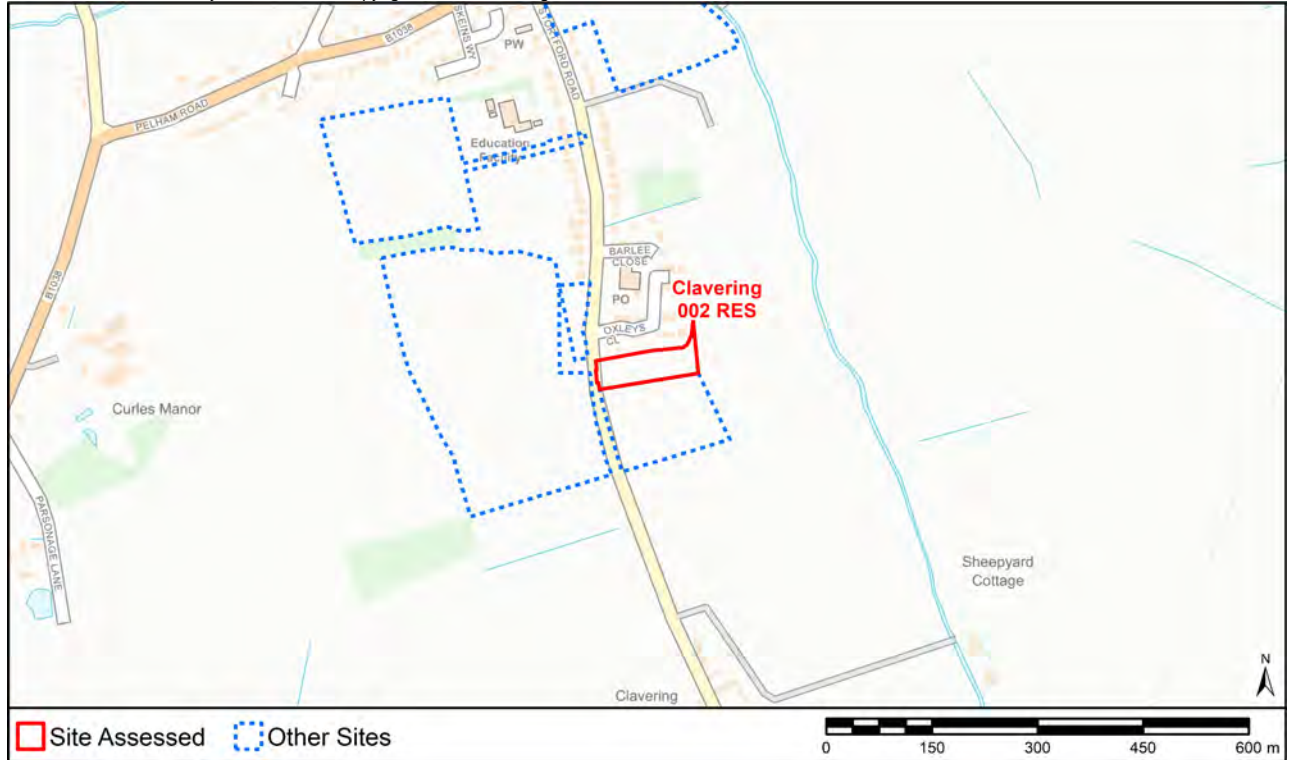
Clavering 002 RES – Land to the South of Oxley’s Close, Stortford Road, Clavering, CB11 4PB

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.61	Developable Area (ha)	19.22
Housing assumed capacity	13	Employment floorspace (sqm)	N/A

Site History

UTT/21/1998/FUL Pending decision. Erection of 13 no. dwellings and associated development.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Suitable
Suitability commentary	Greenfield site adjacent to the southern built-up area of Clavering. It is not subject to any identified environmental or landscape designations. It has a low-moderate landscape sensitivity to development. Suitable access could be achieved via Stortford Road, although extension of existing footways may be required. The site is Grade 3 Good to Moderate Quality Agricultural Land. The site falls within the Groundwater Source Protection Zone which would need to be considered. Site is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England. The site is suitable for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	A: Considered deliverable within 0-5 years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	13	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

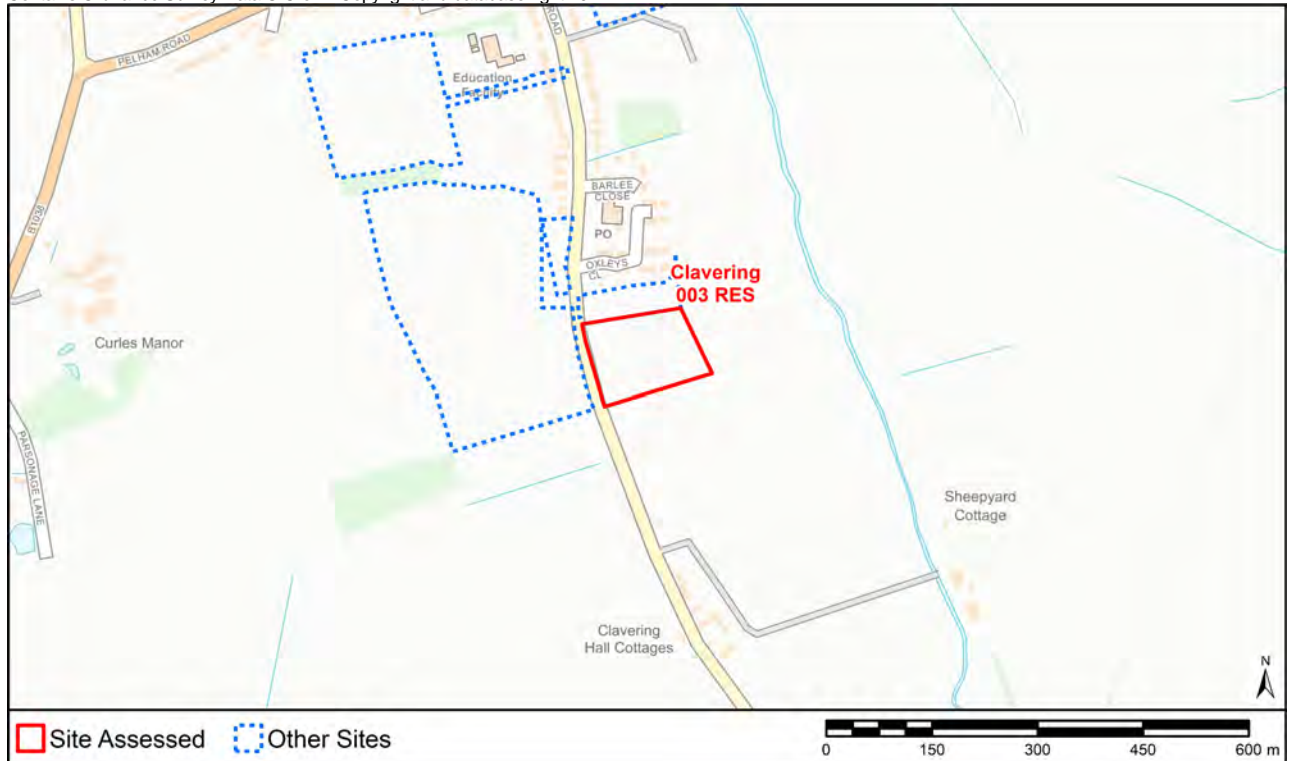
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 003 RES – Land to south of Oxleys Close and east of Stortford Road, Clavering, CB11 4PB

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.68	Developable Area (ha)	1.68
Housing assumed capacity	53	Employment floorspace (sqm)	N/A

Site History	None
--------------	------

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed as further development of Clavering002RES. The site is not directly adjacent to built-up area of Clavering at present. It is not subject to any identified environmental or landscape designations. It has a low-moderate landscape sensitivity to development. Suitable access could be achieved via Stortford Road, although extension of existing footways may be required. The site is Grade 3 Good to Moderate Quality Agricultural Land. The site falls within the Groundwater Source Protection Zone which would need to be considered. Site is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	53	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 006 RES – Land adjoining Spinney Cottage, Wicken Road, Clavering, CB11 4QT

Parish	Clavering	Source	Call for sites
Existing Use	Paddock associated with Spinney Cottage	Proposed Use	Residential
Site Area (ha)	0.87	Developable Area (ha)	0.87
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/2016/FUL - Approved 29 July 2021. Erection of 1 no. dwelling and detached garage - Land Adj. Spinney Cottage Wicken Road Clavering CB11 4QT. Not started Mar 2022
 UTT/24/0438/FUL. Refused 08 April 2024. Proposed erection of 4 no. dwellings, including 2 no. single storey, 1 no. one and half storey and 1 no. two storey, with associated cart lodge / garage parking and landscaping.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	Greenfield site partly within the built-up area of Clavering. It is not subject to any identified environmental or landscape designations. It has a low-moderate landscape sensitivity to development. Heavy vegetation encloses the sites, containing and screening development from the wider countryside. Development of the site would not significantly impact the historical linear settlement pattern of Clavering along Wicken Road. Sensitive features include the in-field mature trees and rural character of the sites. Suitable access could be achieved via Wicken Road. It is Grade 2 Very Good Quality Agricultural Land. Site is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England. Permission refused on 8 April 2024 for development of 4 dwellings. The site is below the HELAA threshold, and is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 007 RES – Hill Green Farm Hill Green, Clavering, CB11 4QS

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.62	Developable Area (ha)	4.08
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/2720/FUL Approved 29 June 2022. Erection of 3 no. dwellings with carports, highway access and associated works.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	GREEN		
HIGHWAYS AND ACCESS			
Highways	RED		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Greenfield site within the built-up area of Clavering. Part of the site has planning permission for 3 dwellings (UTT/21/2720/FUL). The remaining site is not connected to the road network and suitable access through the committed development has not been identified. The site is unsuitable for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

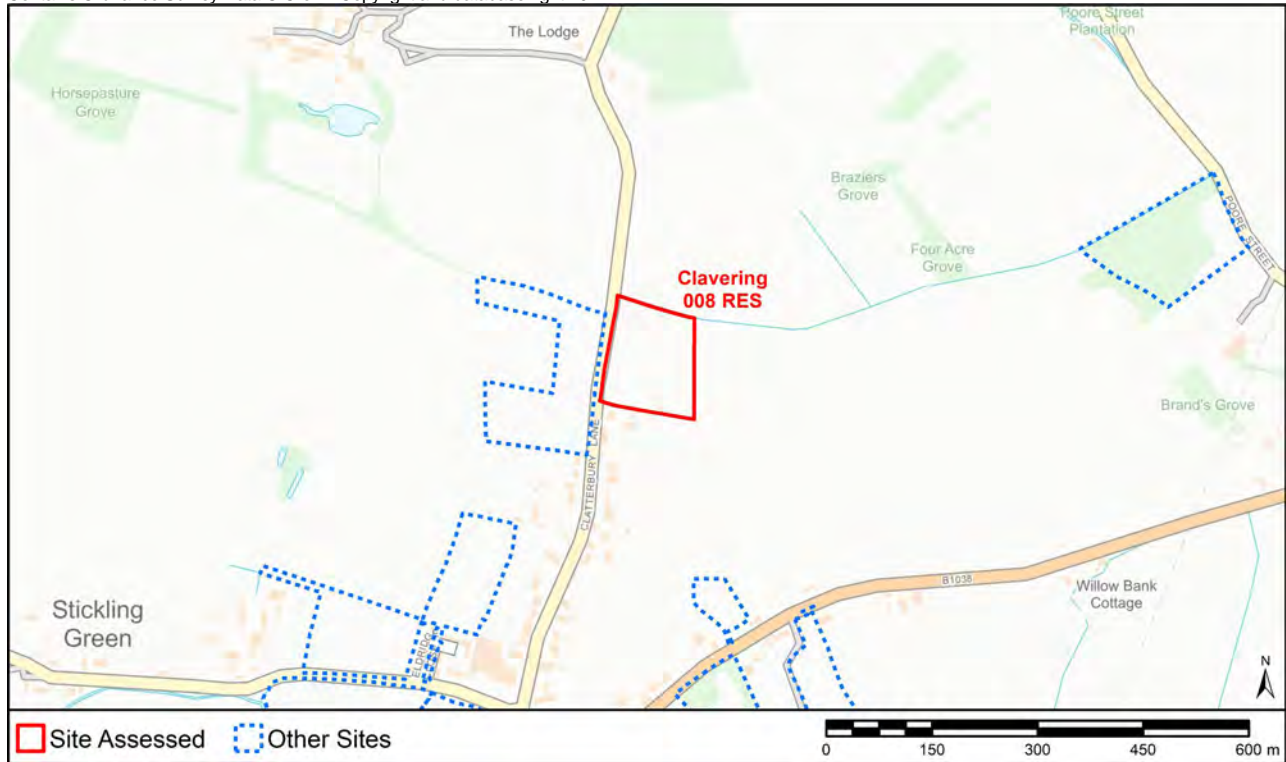
Clavering 008 RES – Land north of The Burroughs, Clavering, CB11 4QU

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.81	Developable Area (ha)	1.81
Housing assumed capacity	57	Employment floorspace (sqm)	N/A

Site History

UTT/23/3135/FUL Refused 22 March 2024. Proposed erection of 5 no. single storey dwellings with associated cart lodge parking, landscaping and new vehicular access

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield adjacent to the built-up area of Clavering. An ancient oak tree protected by a Tree Preservation Order is located at the site frontage which would need to be considered. The site is subject to low risk of groundwater flooding. Site is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England. The site is considered to have a moderate landscape sensitivity to residential development subject to mitigation of sensitive features including the long views to the east and west, the open rural character of the site and perceived encroachment to the north of Clavering into undeveloped countryside. It is Grade 2 Very Good Quality Agricultural Land. Suitable access could be potentially achieved via Clatterbury Lane. The site is potentially suitable for residential development subject to mitigation of the identified constraints.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	57	N/A	N/A	N/A

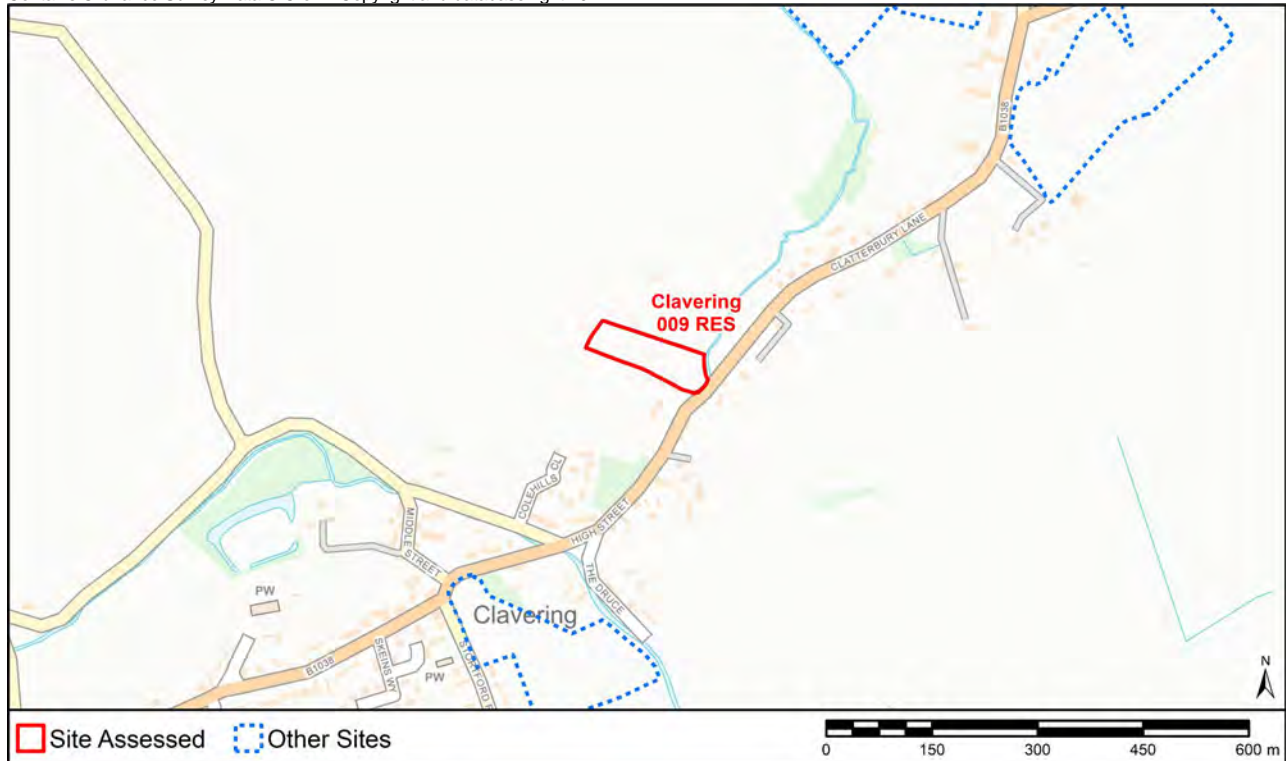
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 009 RES – Land off Clatterbury Lane, Clavering, CB11 4QR

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural/pasture	Proposed Use	Residential
Site Area (ha)	0.83	Developable Area (ha)	0.79
Housing assumed capacity	26	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Clavering. The eastern boundary of the site is in Flood Zone 2 and 3, and subject to high risk of groundwater flooding. It is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England. The site is assessed as having moderate-high landscape sensitivity development owing to views on public footpaths into the site and the existing linear settlement of Clavering. The site contains trees protected under the Tree Preservation Order which should be considered. The site is partially within Clavering Conservation Area and adjacent to a number of Grade II listed buildings, however there is limited intervisibility. The site is served by an existing agricultural access from Clatterbury Lane over a culvert bridge, however further investigation would be required to establish if this could be improved to support residential development above the HELAA threshold. It is Grade 2 Very Good Quality Agricultural Land. The site is potentially suitable for residential development subject to mitigation of the identified constraints.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	26	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 010 RES – Land North of Hill House, Clavering, CB11 4QT

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.38	Developable Area (ha)	0.38
Housing assumed capacity	13	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site within the built-up area of Clavering. It is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England. The site has low-moderate landscape sensitivity to residential development. The site is well contained and would not impact the existing settlement form, although it would constitute backland development. Sensitive features include the views possible from the public right of way and priority habitat deciduous woodland adjacent which would need to be considered. The site is Grade 2 Very Good Quality Agricultural Land. The site is served by an existing agricultural access via the B1038 however further investigation would be required to establish if this could be improved to support residential development above the HELAA threshold. The site is potentially suitable for residential development subject to mitigation of the identified constraints.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	13	N/A	N/A	N/A

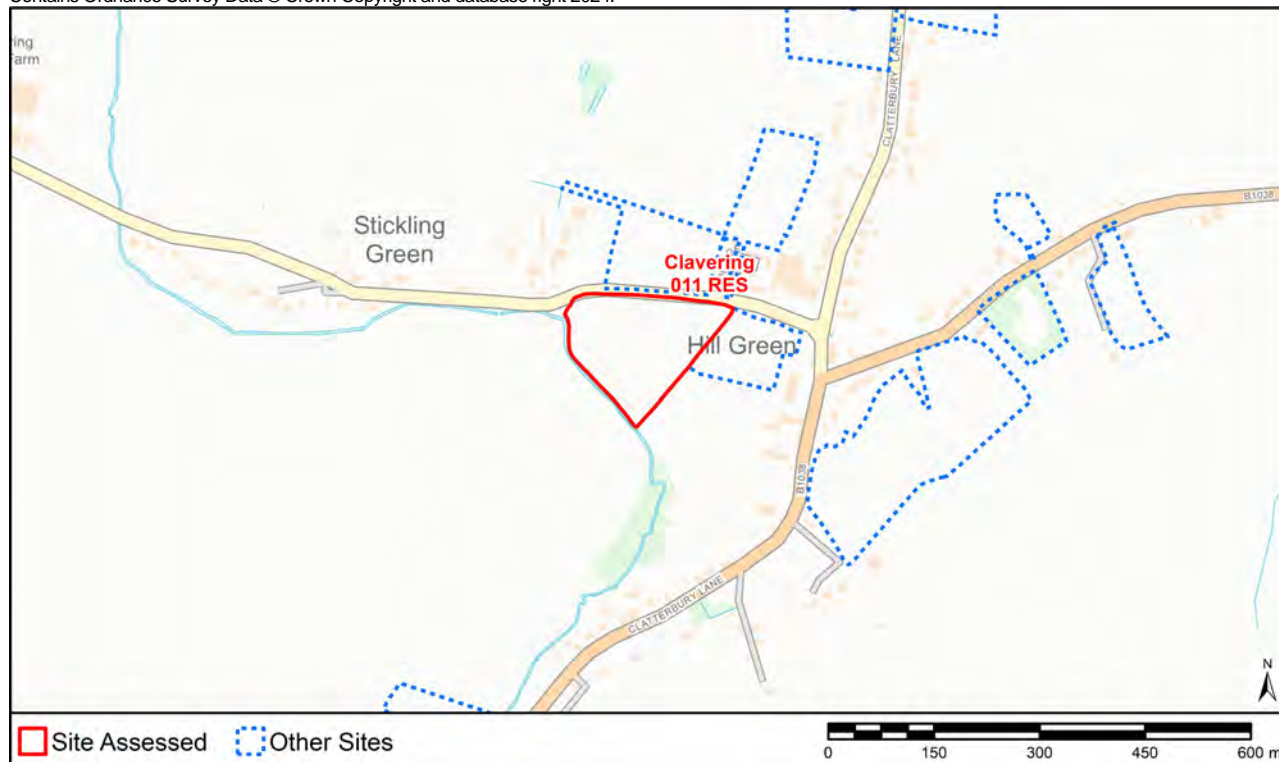
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 011 RES – Land west of Hill Green Farm (in conjunction with Clavering 012 and 013), CB11 4QS

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.66	Developable Area (ha)	2.63
Housing assumed capacity	69	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to Clavering 015RES which is adjacent to the built-up area of Clavering. The southern part of the site is in Flood Zone 2 or 3. It is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England The site is assessed as having moderate landscape sensitivity to residential development, with sensitive features including proximity to a small watercourse and public right of way, open character, potential impact on the linear settlement pattern of Clavering and potentially reducing the gap between Clavering and the small hamlet of Stickling Green. The site is Grade 2 Very Good Quality Agricultural Land The site is potentially suitable for residential development subject to mitigation of the identified constraints. .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	69	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

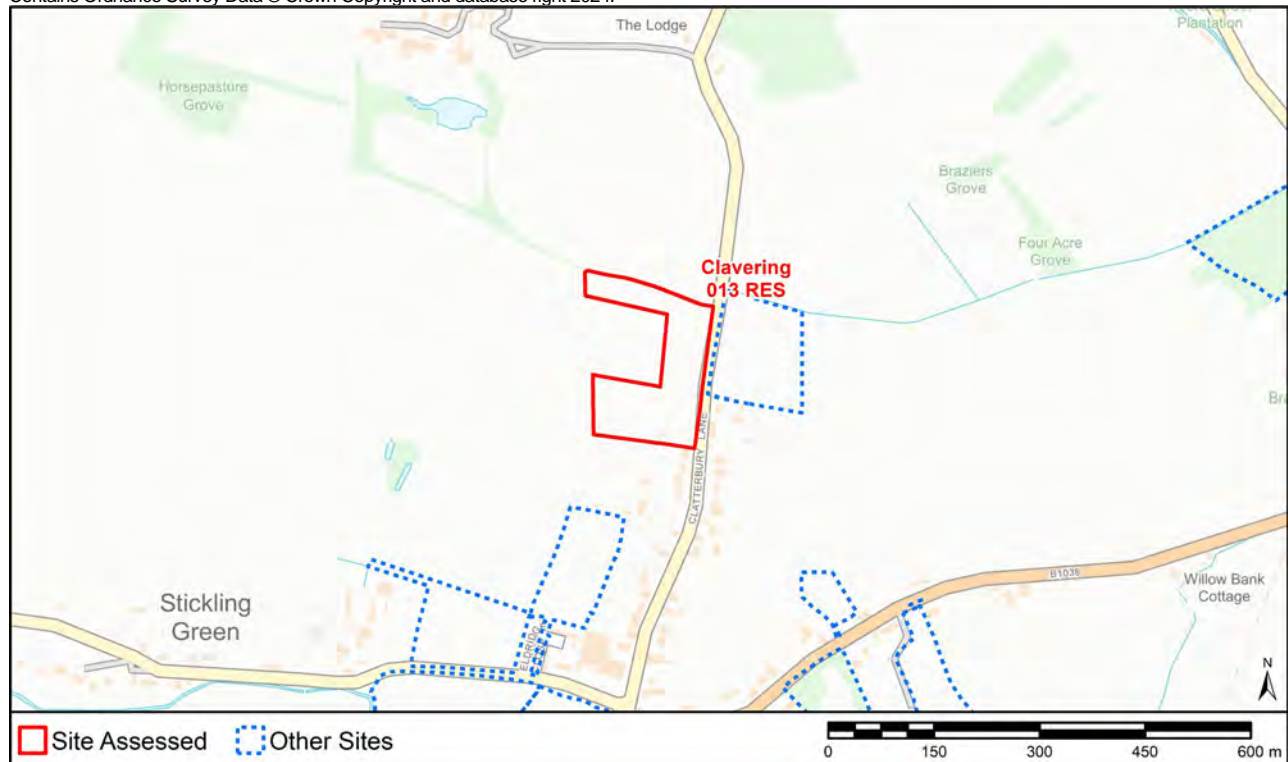
Clavering 013 RES – Land west of Clatterbury Green (in conjunction with Clavering 011 and 012), CB11 4QU

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.91	Developable Area (ha)	1.91
Housing assumed capacity	60	Employment floorspace (sqm)	N/A

Site History

UTT/22/2917/OP Outline planning application with all matters reserved except access for five dwellings with landscaping and associated infrastructure. Approved 24 March 2023.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield adjacent to the built-up area of Clavering. Part of the site has outline planning permission for 5 dwellings. The remaining site is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England. The site is considered to have a moderate landscape sensitivity to residential development subject to mitigation of sensitive features including the long views to the east and west, the open rural character of the site and perceived encroachment to the north of Clavering into undeveloped countryside. It is Grade 2 Very Good Quality Agricultural Land. Suitable access could be potentially achieved via Clatterbury Lane. The site is potentially suitable for residential development subject to mitigation of the identified constraints.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	60	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

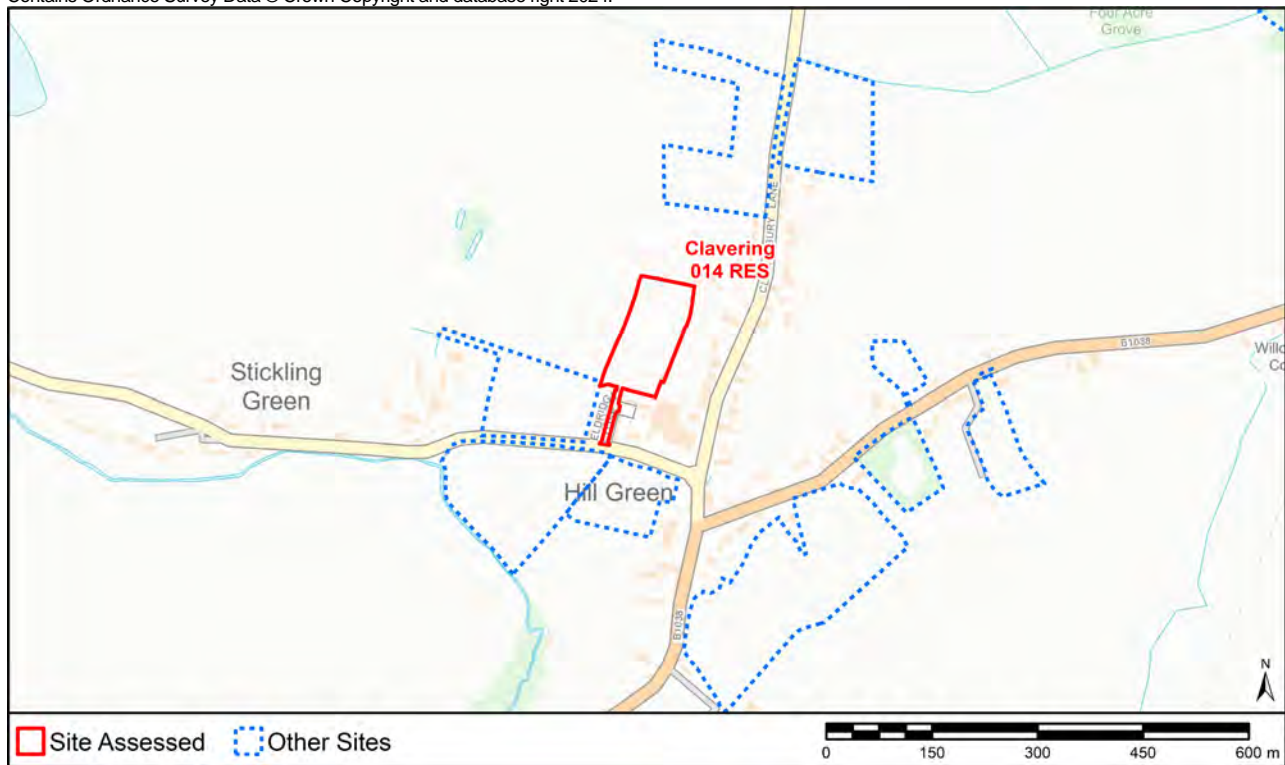
Clavering 014 RES – Land North of Eldridge Close, Clavering, CB11 4QU

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.43	Developable Area (ha)	1.43
Housing assumed capacity	45	Employment floorspace (sqm)	N/A

Site History

UTT/20/1628/OP Refused. Outline planning application with all matters reserved except access for up to 9 dwellings (Class C3) including, public open space, sustainable drainage systems, landscaping and all associated infrastructure and development.
 UTT/22/1578/OP Refused. Outline planning application with all matters reserved except access for up to 32 dwellings including public open space, sustainable drainage systems, landscaping and associated infrastructure and associated development.
 S62A/2023/0025 - Refused. Outline planning application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN

Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Clavering. Suitable access could be potentially achieved via Eldridge Close to support backland development. The site is relatively well contained by existing boundary vegetation with limited impact on the wider landscape, however previous assessment as identified that development could impact on the existing rural character of the site with potential adverse visual impact on the soft transition that the site currently provides between the countryside and the settlement which would need to be considered. The site is crossed by Public Rights of Way. The western boundary is subject to high risk of groundwater flooding. A number of designated heritage assets are located in proximity with the site although with limited intervisibility. The site is Grade 2 Very Good quality agricultural land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

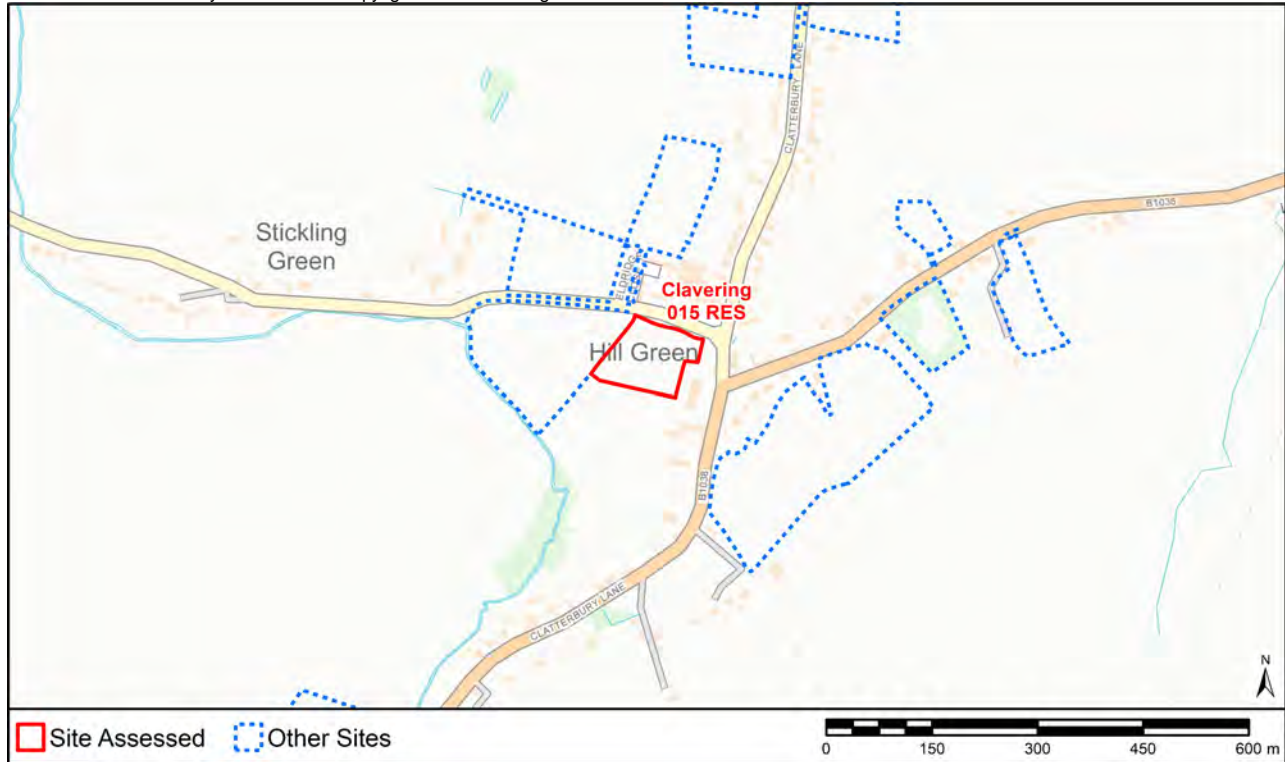
Clavering 015 RES – Land West of The Cricketers Pub, Clavering, CB11 4QS

Parish	Clavering	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.07	Developable Area (ha)	1.07
Housing assumed capacity	34	Employment floorspace (sqm)	N/A

Site History

S62A/2023/0030 Pending decision. Outline application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Clavering. It is within the Impact Risk Zone of a SSSI however the proposed development would not trigger the requirement to consult Natural England. The site is subject to very high risk of groundwater flooding along all site boundaries. It is assessed as having a low-moderate landscape sensitivity to development. Sensitivities include the undeveloped, rural setting it provide to existing development, and the existing linear settlement pattern of Clavering which would need to be considered. The site is Grade 2 Very Good Quality Agricultural Land. The site is potentially suitable for residential development subject to mitigation of the identified constraints.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	34	N/A	N/A	N/A

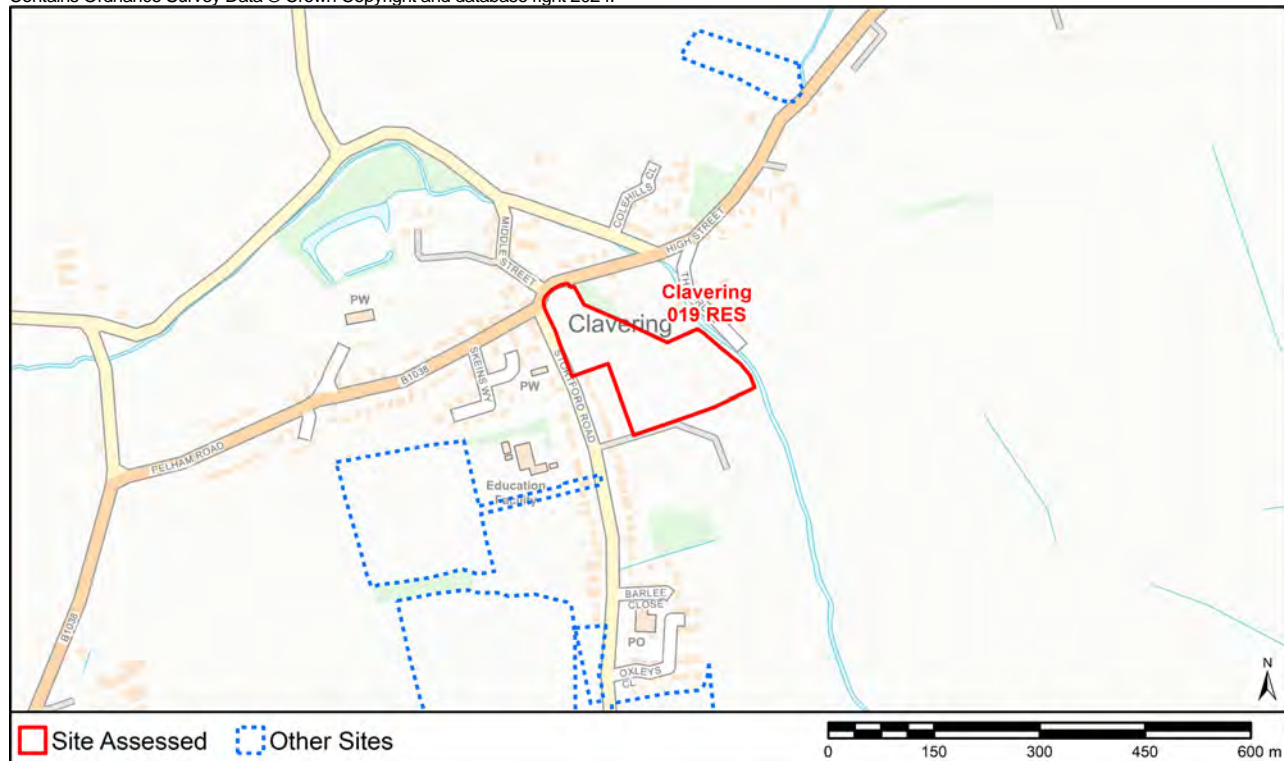
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 019 RES – Land south of High Street and east of Stortford Road, Clavering

Parish	Clavering	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.86347482452393	Developable Area (ha)	2.15
Housing assumed capacity	57	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site located within the built-up area of Clavering. The northern part of the site (approximately 3 Ha) is located within the Clavering Conservation Area and identified as an important open space that contributes to the character of the Clavering Conservation Area in the Conservation Area Appraisal. It is also located in close proximity to a number of Grade II listed buildings with some intervisibility. Suitable access could be potentially created via Stortford Road. The eastern part of the site intersect with Flood Zone 2 or 3. The site also falls within a Groundwater Source Protection Zone. The site is Grade 3 Good to Moderate Quality Agricultural Land. The site is adjacent to a wastewater treatment work which would need to be considered. Part of the site concentrated at the southeastern part is potentially suitable for residential development subject to mitigation of the identified constraints.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	57	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 020 RES – Land west of Stortford Road

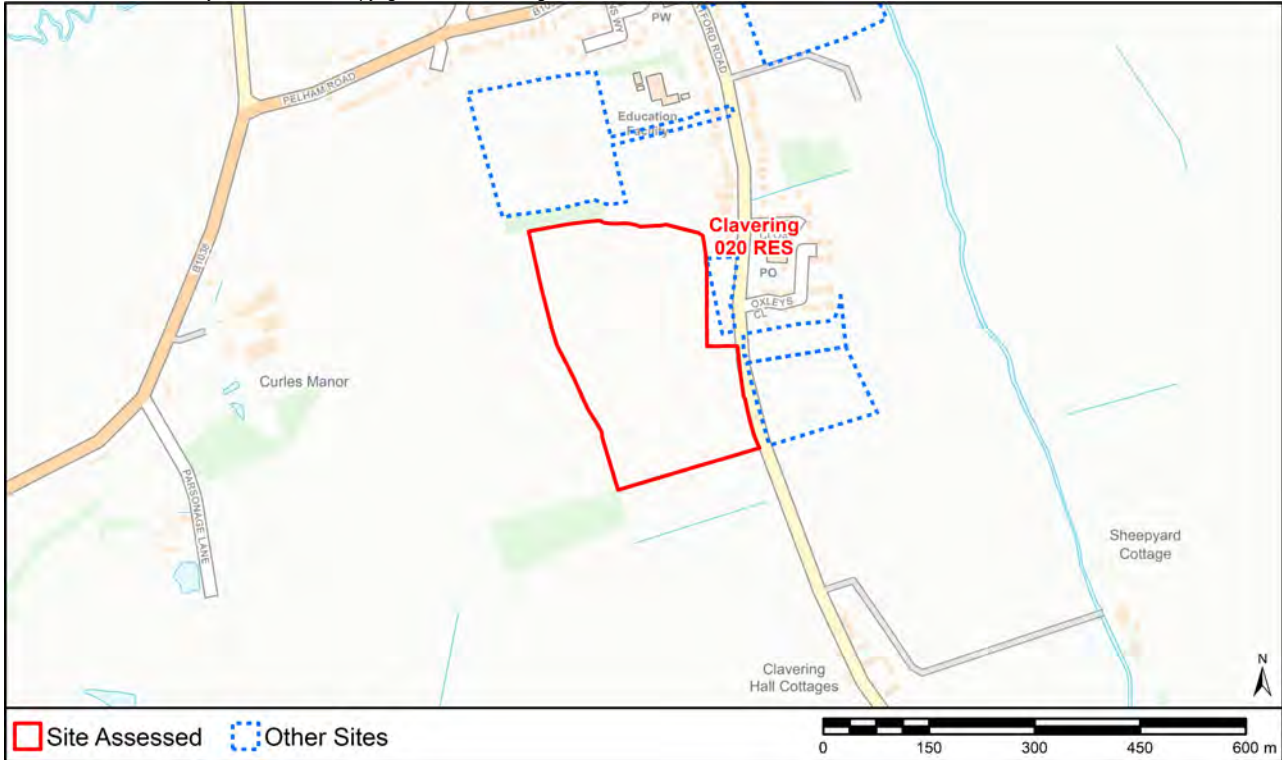
Parish	Clavering	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	7.9706244392395	Developable Area (ha)	7.97
Housing assumed capacity	210	Employment floorspace (sqm)	N/A

Site History

UTT/19/2852/FUL. Approved 24 Jul 2020. Technical Details pursuant to Planning in Principle ref UTT/18/3326/PIP for the erection 8 dwellings.

UTT/22/0451/PIP. Refused. Application for permission in principle for the erection of max. 9 dwellings.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Suitable
Suitability commentary	Greenfield site adjacent to the built up area of Clavering. The site is not subject to any identified environmental or landscape designations, but falls within a groundwater Source Protection Zone with a small part of the site identified to be subject to low risk of surface water flooding. Suitable access could be potentially created via Stortford Road although extensions of existing footways is likely to be required. The site is adjacent to existing Public Rights of Way. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	210	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 021 RES – Graylings, Mill Lane, Clavering

Parish	Clavering	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.7190186378479	Developable Area (ha)	0.72
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/23/1131/PIP Refused 31 May 2023 Application for permission in principle for 1 no. dwelling.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Clavering 022 RES – Land west of Eldridge Close, Clavering

Parish	Clavering	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.66622588424683	Developable Area (ha)	1.67
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/23/1731/OP Refused 23 Oct 2023. Outline planning application with all matters reserved except access for the development of 6 no. self-build homes with a new village green, landscaping and associated infrastructure.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Greenfield site adjacent to the built-up area of Clavering. A small part of the site along the southern boundary along Mill Lane is in Flood Zone 2 or 3. The site is Grade 2 Very Good Quality Agricultural Land. Development of the site would lead to the direct coalescence between Stickling Green and Hill Green at Clavering with limited potential for mitigation, as assessed through refused application UTT/23/1731/OP. The site is therefore considered unsuitable for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Debden 001 RES – Land north of Henham Road, Debden Green, CB11 3LZ

Parish	Debden	Source	Call for sites
Existing Use	agricultural/paddock	Proposed Use	Residential
Site Area (ha)	0.56	Developable Area (ha)	0.56
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Debden 002 RES – Land West of Thaxted Road, Debden, CB11 3LW

Parish	Debden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.97	Developable Area (ha)	1.97
Housing assumed capacity	29	Employment floorspace (sqm)	N/A

Site History

UTT/18/1708/FUL refused and Appeal dismissed 9 Sept 2019.
 UTT/20/0264/OP Approved 03 October 2022. Outline permission with all matters reserved for the erection of 25 no. private and affordable dwellings. Detailed application UTT/23/0878/DFO pending decision.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Debden. Part of the site has outline planning permission for 25 dwellings (UTT/20/0264/OP). This assessment therefore focuses on the remaining site area of approximately 0.91 Ha. The site is not subject to any identified environmental or landscape designations, although part of the site is subject to medium to high risk of surface water flooding which would need to be mitigated. The site falls within the SSSI Impact Risk Zone of Debden Water SSSI however the proposed use does not trigger the need to consult Natural England. Access to the site could be potentially created via the committed development to the north. The site is assessed as having a low-moderate landscape sensitivity to residential development. Development of the site would not significantly alter the existing settlement form of Debden, and the site is not prominent within the wider landscape. Sensitive features include the long views across the site to open countryside from Thaxted Road. The site is located in close proximity to the Grade II listed farmhouse at Broctons Farm to the south of the site. Previous assessment shows that owing to the separation distance and the presence of a large intervening agricultural building which provides screening, it is unlikely that development on the site would lead to an adverse impact on the rural setting of this designated heritage asset.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	29	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Debden 003 RES – Land east of The Allotment Gardens, Ivy Todd Hill, Debden, CB11 3LA

Parish	Debden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.96	Developable Area (ha)	2.96
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Elmdon 001 MIX – Farm Drive Ickleton Drive, Elmdon, CB11 4LT

Parish	Elmdon	Source	Call for sites
Existing Use	Former grazing/agricultural	Proposed Use	Mixed use, including community facilities and housing
Site Area (ha)	2.54	Developable Area (ha)	N/A
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

S62A/2023/0015 Refused 11 May 2023. Application for outline planning permission for the erection of 18 dwellings including provision of access road, car parking and residential amenity space, a drainage pond, and communal open space, with all matters reserved for subsequent approval except for means of access and layout

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
----------------------------	------------	-----------------------------	------------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

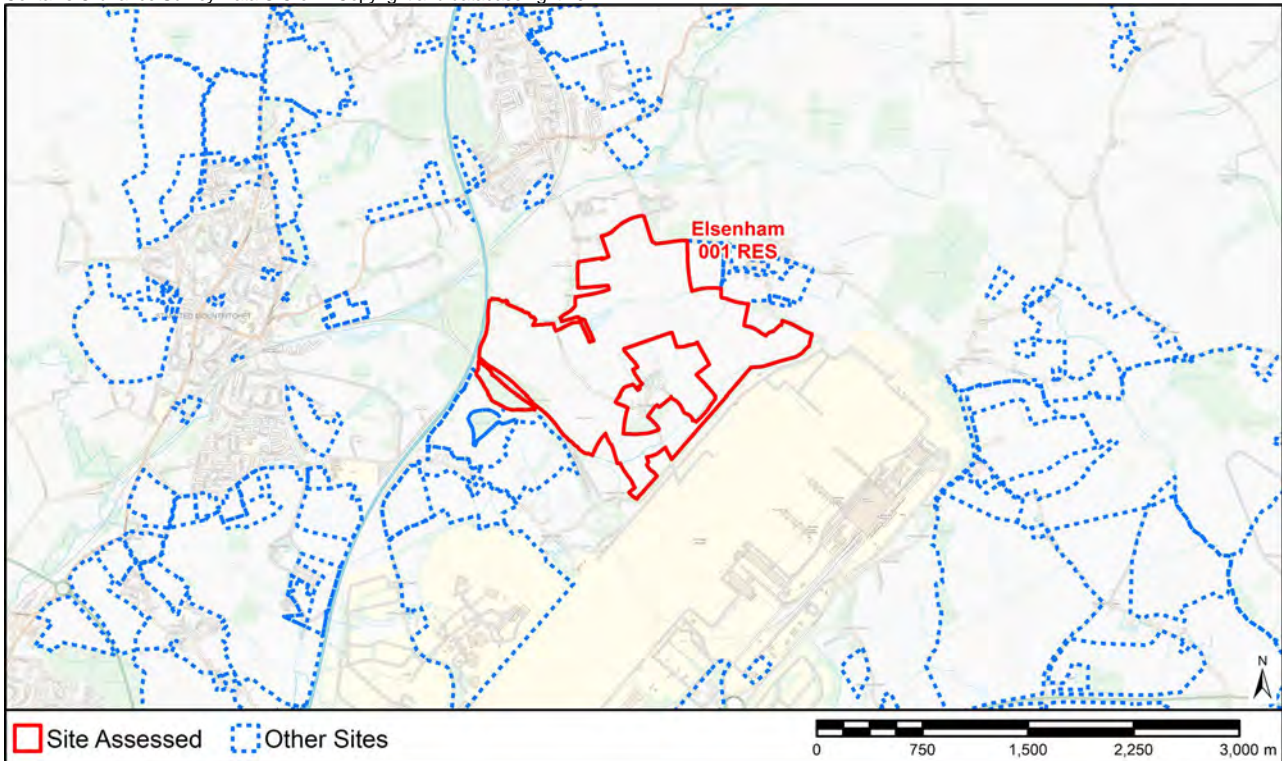
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use (including residential) development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Elsenham 001 RES – Land at Tye Green, Elsenham, CM22 6DY

Parish	Elsenham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential-led mixed use
Site Area (ha)	181.26	Developable Area (ha)	173.72
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	AMBER	Important Woodland	AMBER
Special Verge	AMBER	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

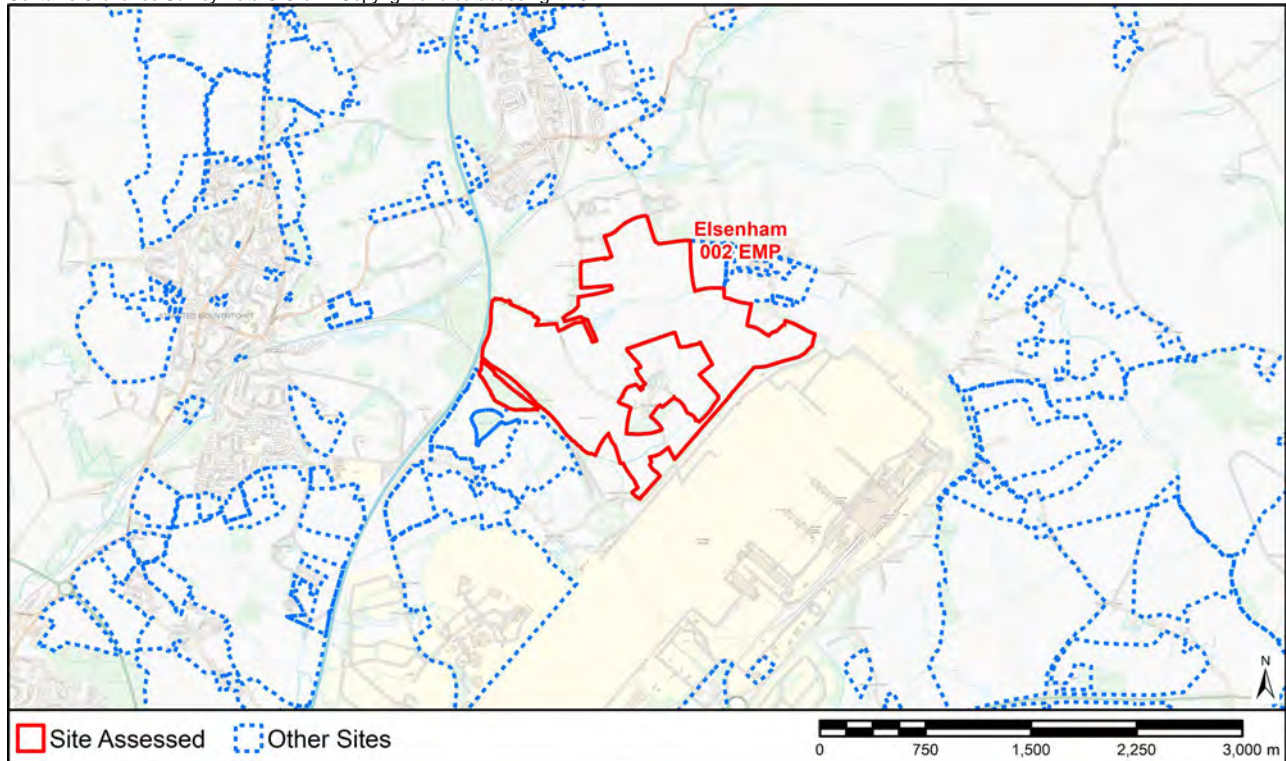
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Elsenham 002 EMP – Land at Tye Green, Elsenham, CM22 6DY

Parish	Elsenham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	181.26	Developable Area (ha)	173.72
Housing assumed capacity	N/A	Employment floorspace (sqm)	519360
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	AMBER	Important Woodland	AMBER
Special Verge	AMBER	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for commercial development. The site is not within or adjacent to the built-up area of Elsenham but is adjacent to existing employment land. The site wholly or partly within the Countryside Protection Zone. Site contains important woodland, a Special Verge and Protected Lane. Site is partly within Flood Risk Zones 2 and 3 and partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours and within the Stansted Airport Public Safety Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. It is within the Hatfield Forest Zone of Influence, but is proposed for commercial rather than residential development. Site is partially within a Local Wildlife Site and contains Priority Habitats and TPOs. It contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area and a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	250000	269360	N/A	N/A

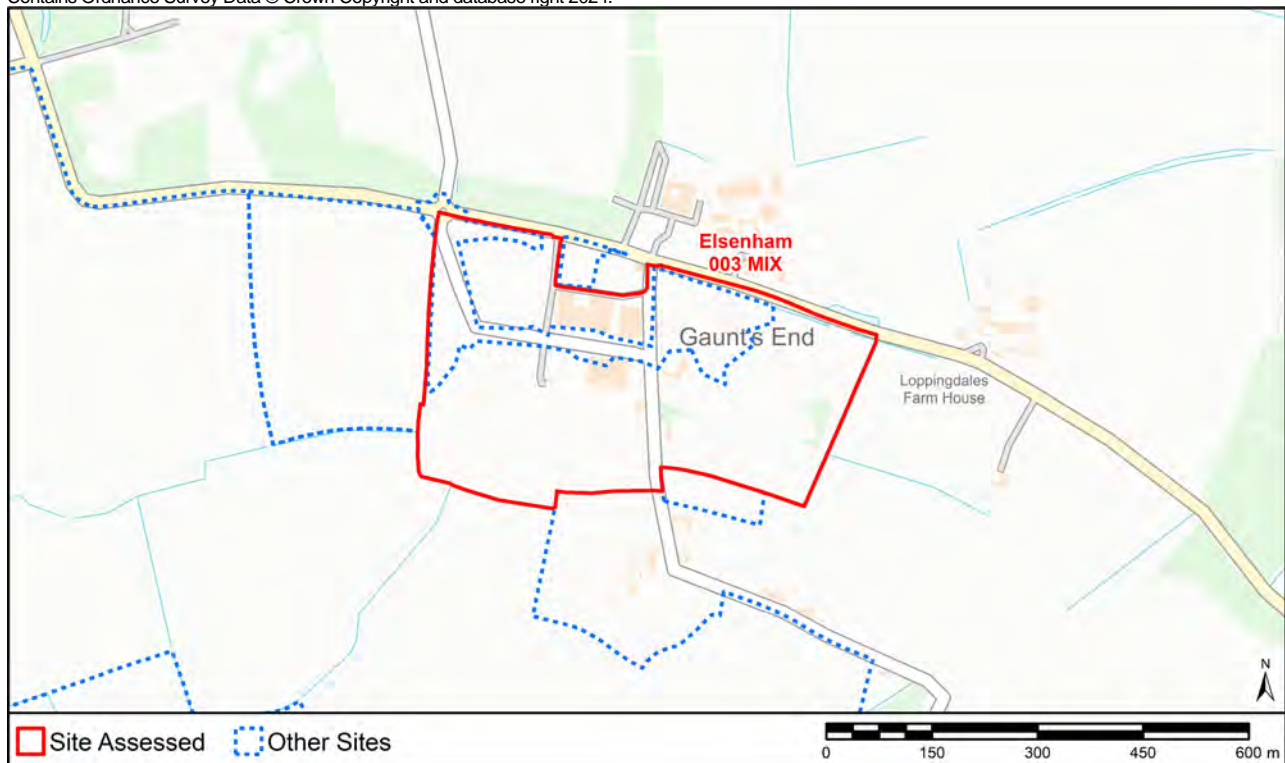
Elsenham 003 MIX – Water Circle, London Stansted, CM22 6DR

Parish	Elsenham	Source	Call for sites
Existing Use	Commercial, Agricultural	Proposed Use	Mixed use
Site Area (ha)	18.59	Developable Area (ha)	18.46
Housing assumed capacity	0	Employment floorspace (sqm)	55,368

Site History

UTT/1473/11/FUL Demolition of existing office and car park. Construction of three interlinked buildings (7 storeys, 6 storeys, 5 storeys) containing 6,978 sqm of offices and 1,394 sqm floorspace of ancillary mixed retail, Café/restaurant and health/spa facilities with underground parking, landscaping and ancillary works. Creation of new access onto Hall Road & alterations to existing access (Green Street). Construction not started Mar 2022)
 UTT/19/2832/DOC - Application to discharge Conditions 8 (landscaping) and 10 (completion of hard/soft landscaping) attached to UTT/1473/11/FUL - Approved 20th May 2020.
 UTT/23/3160/FUL. Approved 12 feb 2024. Erection of 2 no. semi detached dwellings (amendment to previously approved scheme UTT/23/0947/FUL)

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN

Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	A mixture of greenfield and previously developed land in commercial use at Gaunt's End. It is not within or adjacent to the top three tier settlements and is therefore in an unsustainable and unsuitable location for residential development. The site is however potentially suitable for further employment development subject to a number of constraints being mitigated. Site is wholly or partly within the Countryside Protection Zone. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Contains TPOs. Potential BMV.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Office, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

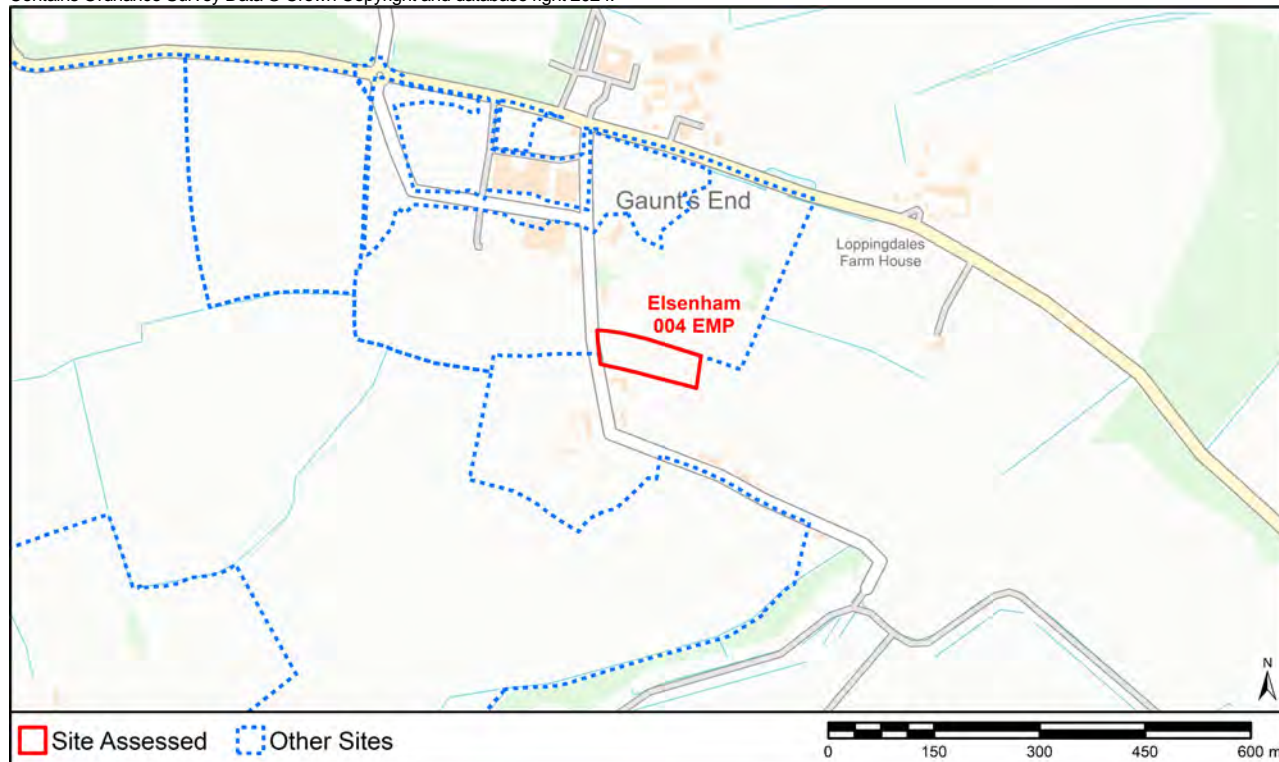
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	55,368	N/A	N/A	N/A

Elsenham 004 EMP – Land adjoining Elsenham Meadows, Gaunts End, Elsenham, CM22 6DS

Parish	Elsenham	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Employment - Office; Storage/Distribution; Light Industrial / R&D; Data Centre
Site Area (ha)	0.71	Developable Area (ha)	0.71
Housing assumed capacity	N/A	Employment floorspace (sqm)	2840
Site History	UTT/23/3160/FUL Approved (12 February 2024) Erection of 2 no. semi detached dwellings (amendment to previously approved scheme UTT/23/0947/FUL).		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for commercial development adjacent to existing employment land at Gaunt's End. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Potential BMV. Site can be accessed from the main road network
Availability	Potentially Available
Availability commentary	Potentially Available - Site is actively promoted for employment development through the Call for Sites, however the site option has expired in 2023 and availability of the site has not been confirmed since. Part of the site is subject to a planning permission for residential use.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	2840	N/A	N/A	N/A

Elsenham 006 EMP – Tri Sail Water Circle Elsenham Meadows Elsenham CM2 6DS

Parish	Elsenham	Source	Employment Land Monitoring
Existing Use	Scrubland	Proposed Use	Employment
Site Area (ha)	3.91	Developable Area (ha)	3.91
Housing assumed capacity	N/A	Employment floorspace (sqm)	15640

Site History

UTT/1473/11/FUL Demolition of existing office and car park. Construction of three interlinked buildings (7 storeys, 6 storeys, 5 storeys) containing 6,978 sqm of offices and 1,394 sqm floorspace of ancillary mixed retail, Café/restaurant and health/spa facilities with underground parking, landscaping and ancillary works. Creation of new access onto Hall Road & alterations to existing access (Green Street)

UTT/19/1476/NMA

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	AMBER
---------------------	---------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Suitable
Suitability commentary	Greenfield site proposed for commercial development partly within or adjacent to the built extent of Elsenham, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Potential BMV. Site can be accessed from the main road network. The site has recently changed ownership and it is understood that the site is being put forward for office development with a revised application to replace the consented scheme.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site. A revised, lower density scheme is being sought for the Trisail site by the new landowner.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	A: Considered deliverable within 0-5 years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

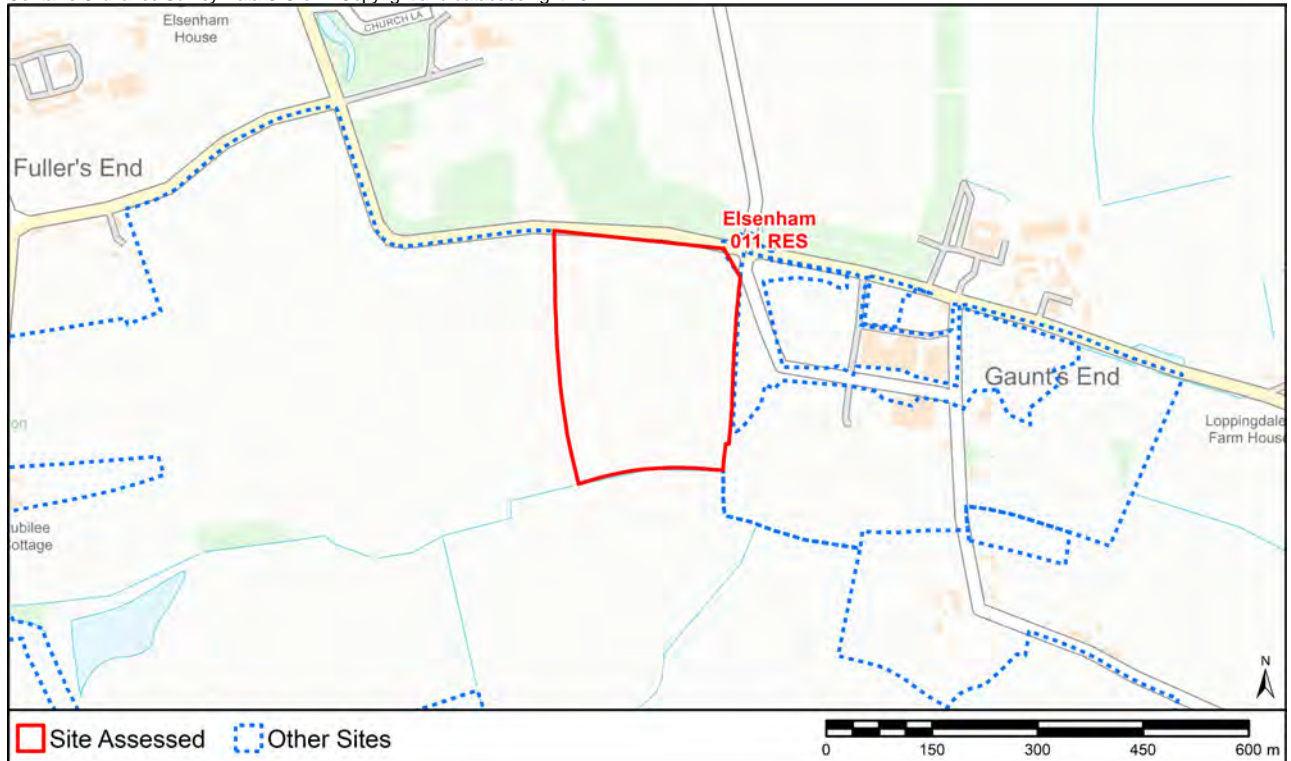
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	15640	N/A	N/A	N/A	N/A

Elsenham 011 RES – South of Hall Lane, Gaunt’s End

Parish	Elsenham	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	8.03	Developable Area (ha)	8.03
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

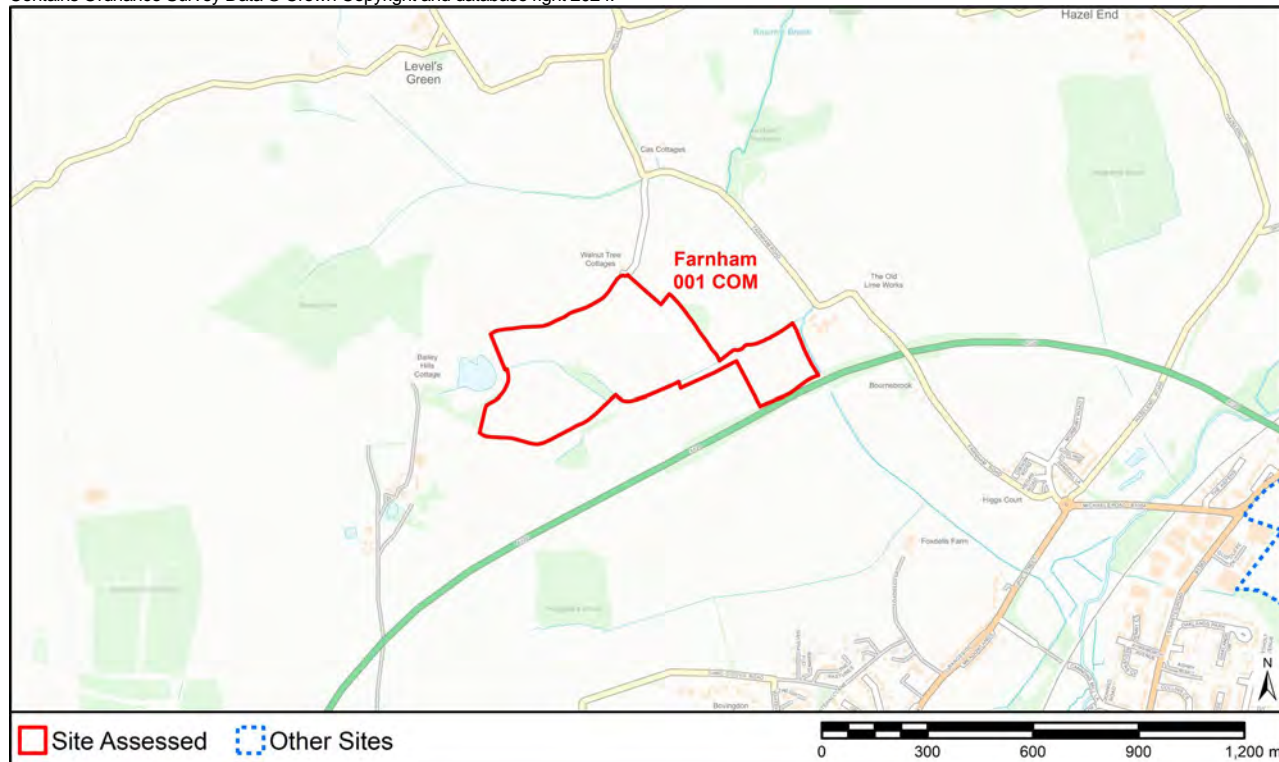
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Farnham 001 COM – Land north of A120 Bishop’s Stortford, CM23 1JB

Parish	Farnham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Potentially Bishops Stortford Town Council Sports complex containing football, rugby and hockey pitches and supporting facilities
Site Area (ha)	21.09	Developable Area (ha)	2.83
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	The site is greenfield within the Green Belt outside the Bishops Stortford Bypass A120. The change of use of outdoor sports and the provision of appropriate facilities within the Green Belt, is not inappropriate development provided that the development proposals preserve the openness of the Green Belt and does not conflict with the purposes of including land within it. The site has potential archaeological value. The site consists of a mix of Grade 2 Very Good Quality Agricultural Land and Grade 3 Good to Moderate Quality Agricultural Land. The southeastern part of the site is in Flood Zone 2, in addition to existing ditches across the site being subject to medium to high risk of surface water flooding. The site is in a Groundwater Source Protection Zone. The site falls within a SSSI Impact Risk Zone however the proposed development does not trigger the need to consult Natural England. The site falls within the Hatfield Forest Zone of Influence.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

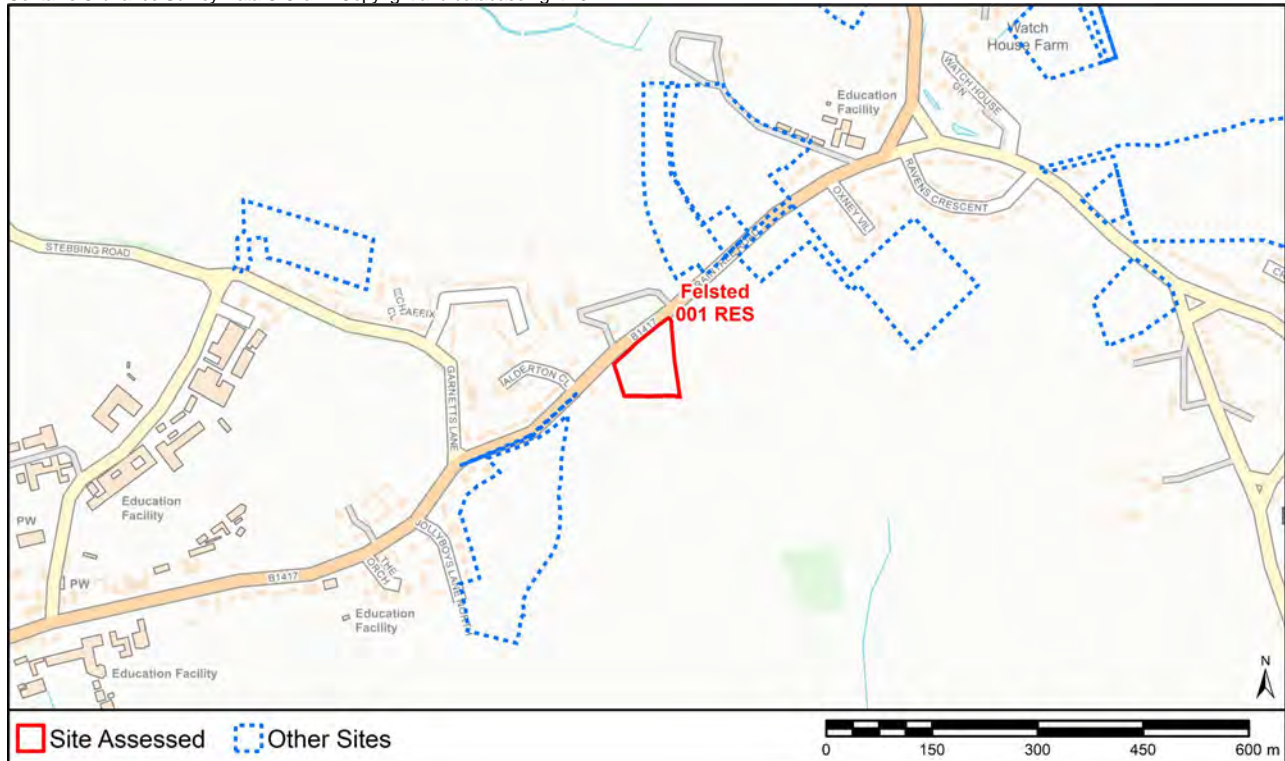
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 001 RES – Land south of Braintree Road (opposite Chaffix Farm), Felsted, CM6 3DZ

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.68	Developable Area (ha)	0.68
Housing assumed capacity	21	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built up area of Felsted. It is opposite a cluster of Grade II listed buildings and may contribute to their setting subject to further heritage assessments. The northern and eastern edge of the site is subject to risk of surface water flooding. Access to the site could be created via Braintree Road. The site has moderate landscape sensitivity to residential development as it has a relatively open character, makes approaches to the village from the east, and would have a poor relationship with the existing settlement form. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	21	N/A	N/A	N/A

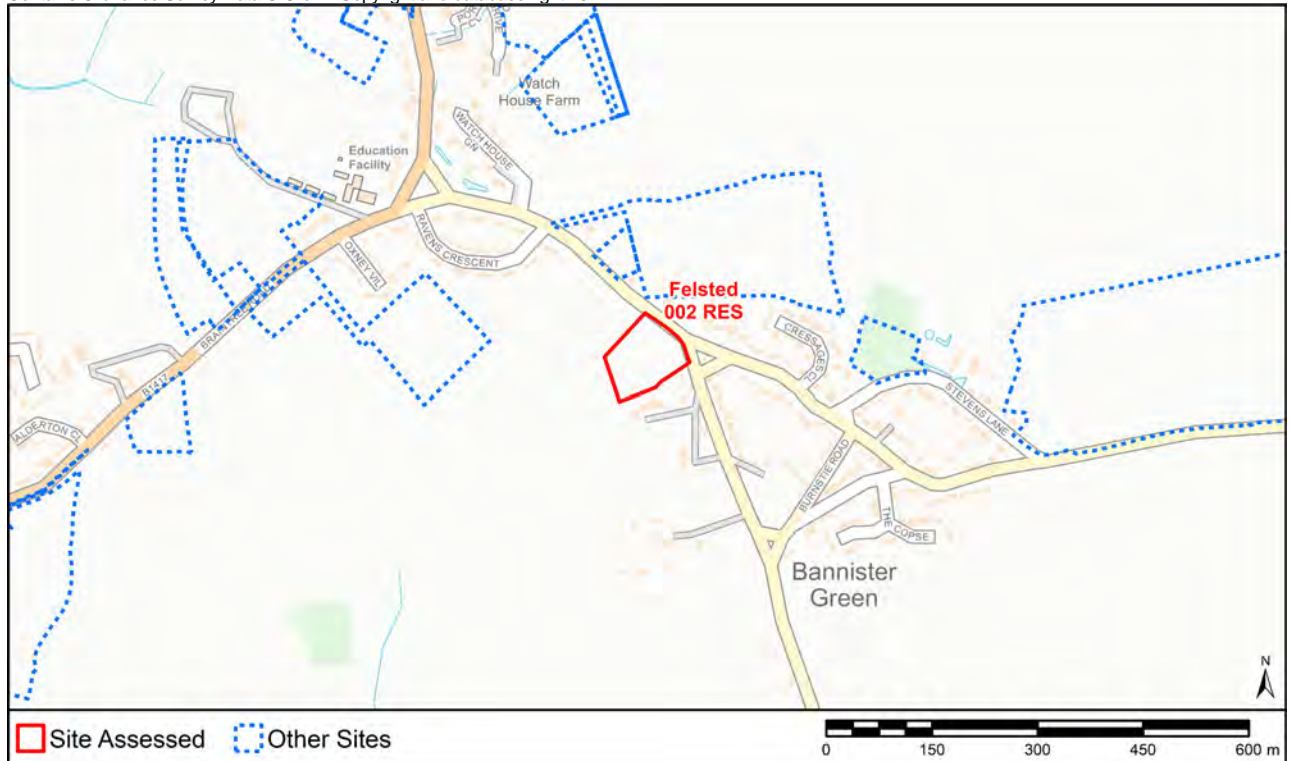
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 002 RES – Land north west of Bannister Green Felsted, CM6 3NL

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.87	Developable Area (ha)	0.87
Housing assumed capacity	27	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. There are no environmental or landscape designations identified on site. A number of Grade II listed buildings are in close proximity and therefore development impacts on their significance and setting would need to be assessed. The site has potential archaeological value. Development of the site is likely to reduce the distance between Watch House Green and Bannister Green although this would be parallel to an existing row of development opposite. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	27	N/A	N/A	N/A

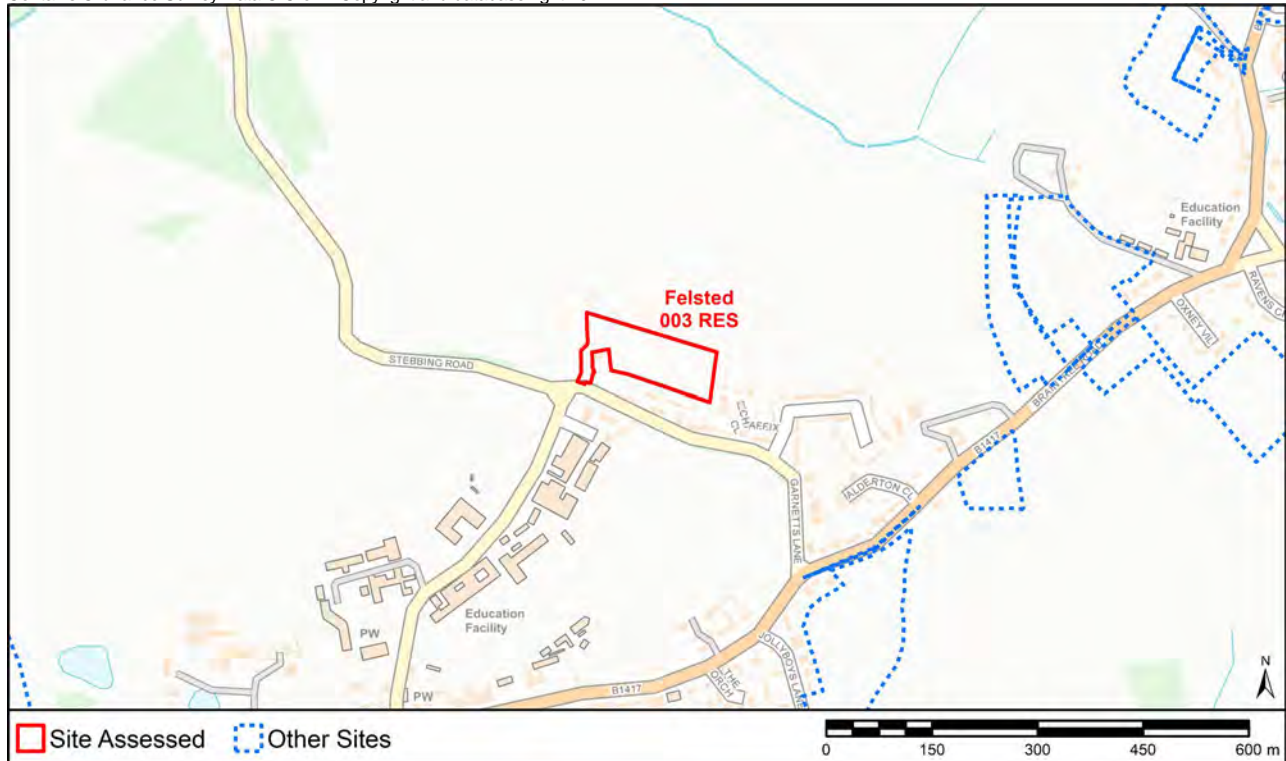
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 003 RES – Land north of Garnetts Lane and Chestnut Walk, Felsted, CM6 3EE

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.29	Developable Area (ha)	1.29
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	RED		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. It has an existing agricultural access adjacent to the water tower but existing access has limited potential to be improved to support backland residential development above the HELAA threshold. This path is also subject to high risk of surface water flooding. The site has low-moderate landscape sensitivity to development as a result of the semi-enclosed character of the site and lack of recorded heritage or semi-natural features. Other sensitive features include the rural setting it provides to Felsted Conservation Area (and associated listed buildings), the sense of tranquility, and the open views into the site from surrounding public rights of way which would need to be considered. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

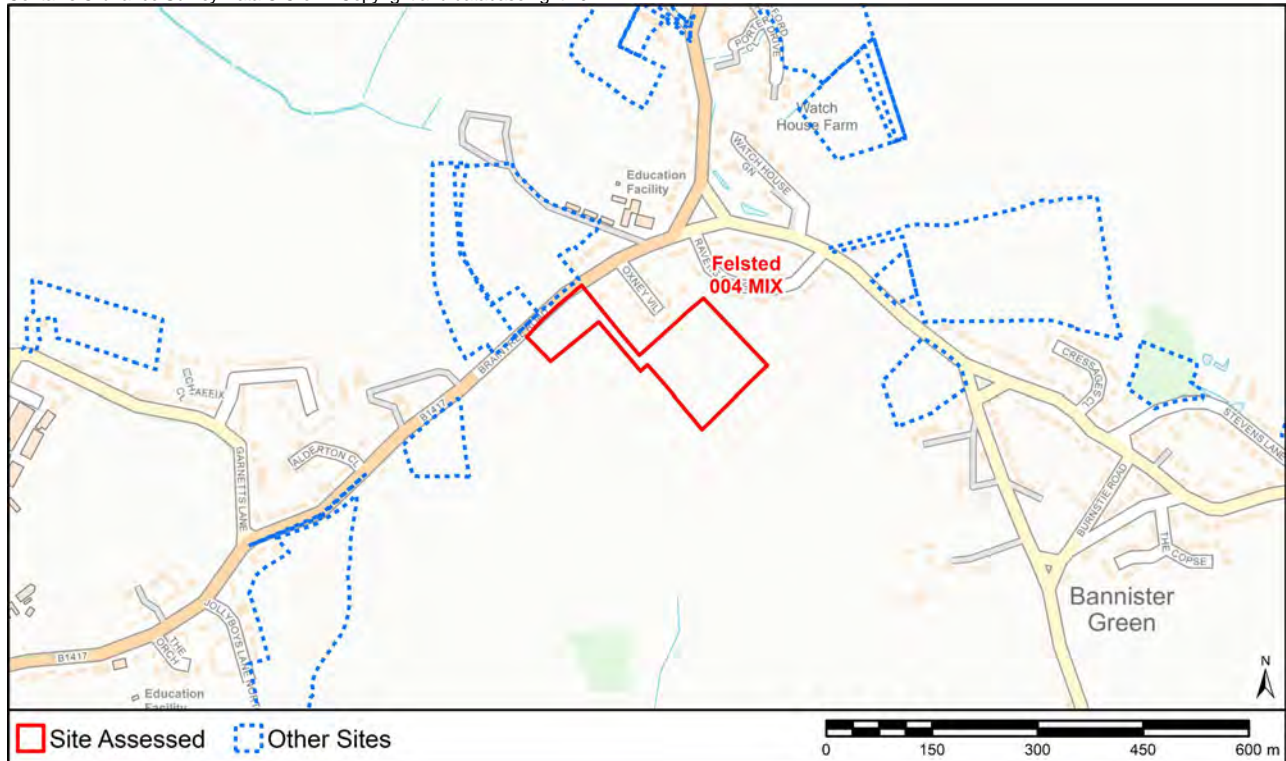
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 004 MIX – Land south and west of Watch House Green, Braintree Road, Felsted, CM6 3EQ

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential & Retail
Site Area (ha)	2.37	Developable Area (ha)	2.37
Housing assumed capacity	62	Employment floorspace (sqm)	9480
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted consisting of a land parcel along Braintree Road adjacent to Watch House Green, a rectangular land parcel behind Oxney Villas / Raven Crescent and a narrow strip of land connecting them. The site has potential archaeological value. While access to the site could be potentially achieved through Braintree Road, the character and movement across the land parcels would require careful consideration at the design stage. Development of the site would reduce the distance between Watch House Green and Felsted although parallel to committed development at the opposite side of Braintree Road. The site is predominantly Grade 2 Very Good Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	62	N/A	N/A	N/A

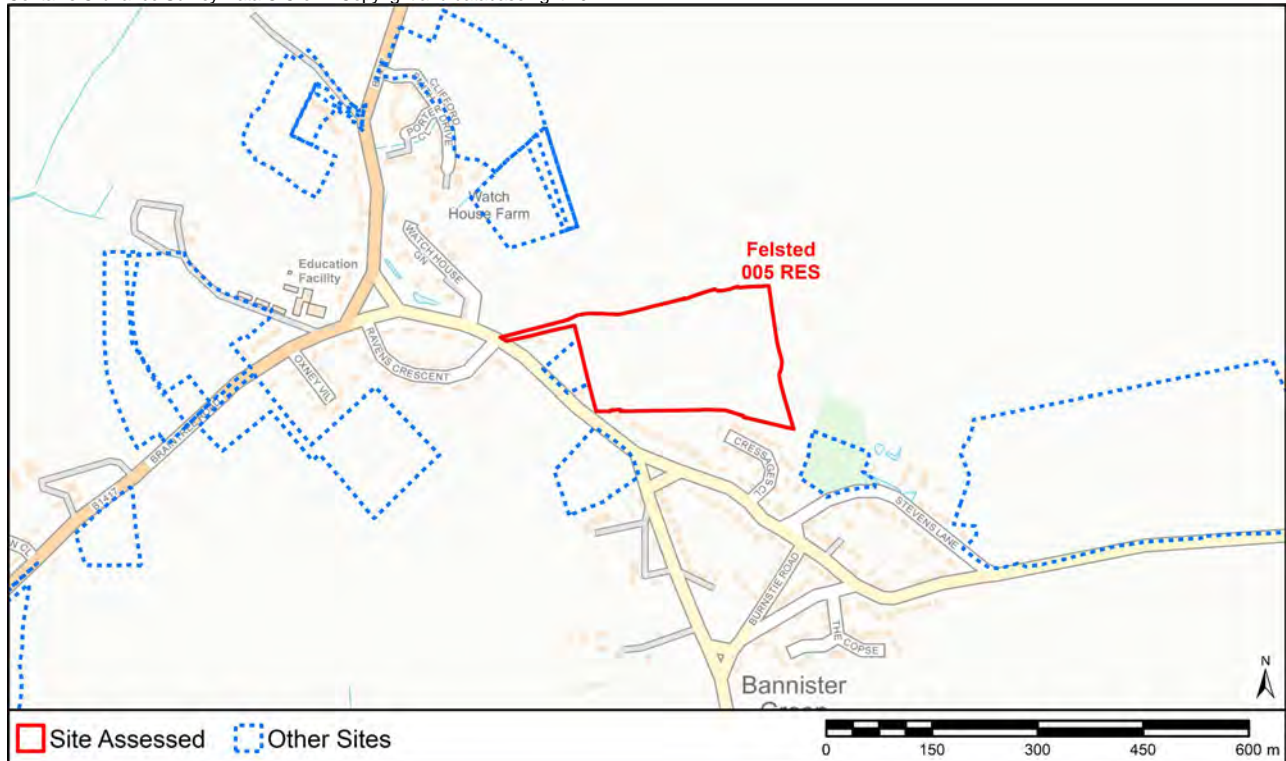
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	9480	N/A	N/A	N/A

Felsted 005 RES – Land off Rayne Road Bannister Green, Felsted, CM6 3NL

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.52	Developable Area (ha)	4.52
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	RED		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. The site is not subject to any identified environmental or landscape designations, however there are no identified suitable access within the proposed site boundary to support backland residential development above the HELAA threshold. The existing agricultural lane is narrow, immediately adjoining another dwelling and subject to high risk of surface water flooding. Development of the site may increase the risk of coalescence between Watch House Green and Bannister Green. The site is Grade 3 Good to Moderate Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone where residential development on site at full capacity is likely to trigger the need to consult Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

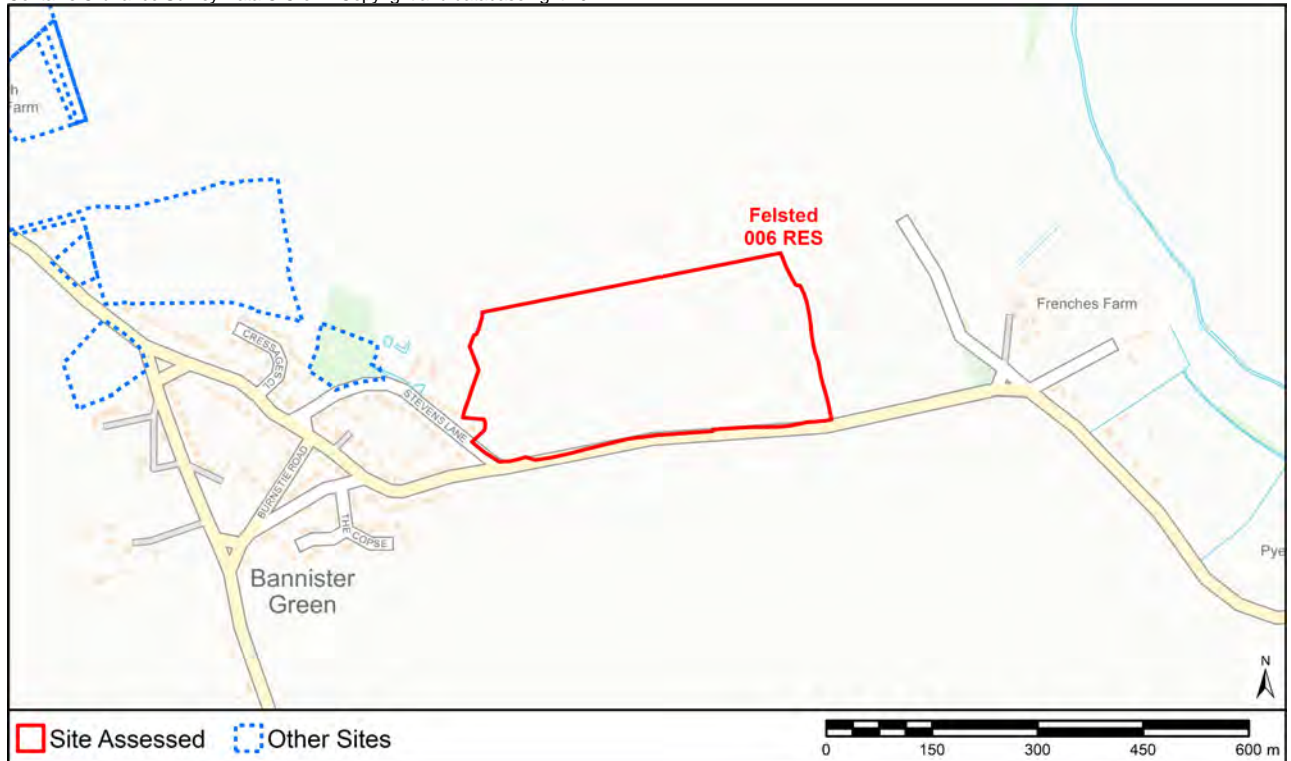
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 006 RES – Land off Rayne Road Bannister Green, Felsted, CM6 3NJ

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	10.8	Developable Area (ha)	10.8
Housing assumed capacity	284	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. It is not subject to any identified environmental and landscape designations, although it is in close proximity to a Grade II listed building to the west and a cluster of Grade II listed buildings at Frenches Farm. Development of the site may elongate the nucleated settlement pattern of Felsted and increase the risk of coalescence between Bannister Green and Frenchers Green. The site is open in character, with existing pylons crossing diagonally which may reduce its developable area. The site is also crossed by existing Public Rights of Way. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone where residential development on site at full capacity is likely to trigger the need to consult Natural England. It contains a mix of Grade 2 and Grade 3 Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	34	N/A	N/A

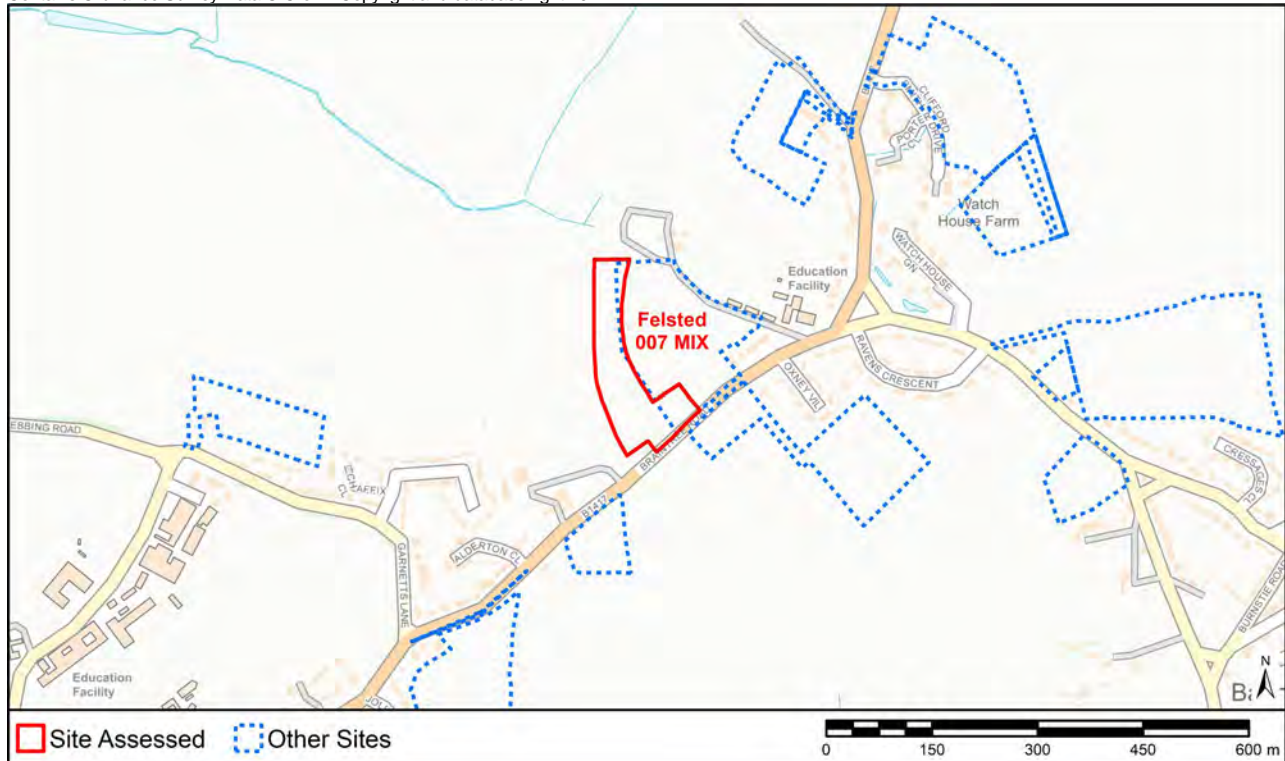
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 007 MIX – Sunnybrook Farm, Braintree Road, Felsted, CM6 3EW

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential & Retail
Site Area (ha)	1.7	Developable Area (ha)	1.38
Housing assumed capacity	44	Employment floorspace (sqm)	5526.8
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to a proposed open space buffer as part of the planning permission for 24 dwellings and a school related community car park via Braintree Road at Sunnybrook Farm. The site is not subject to any identified environmental or landscape designations although previous utilities assessment shows that it is crossed by sewer treatments. Development of the site may increase the risk of coalescence between Watch House Green and Felsted. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	44	N/A	N/A	N/A

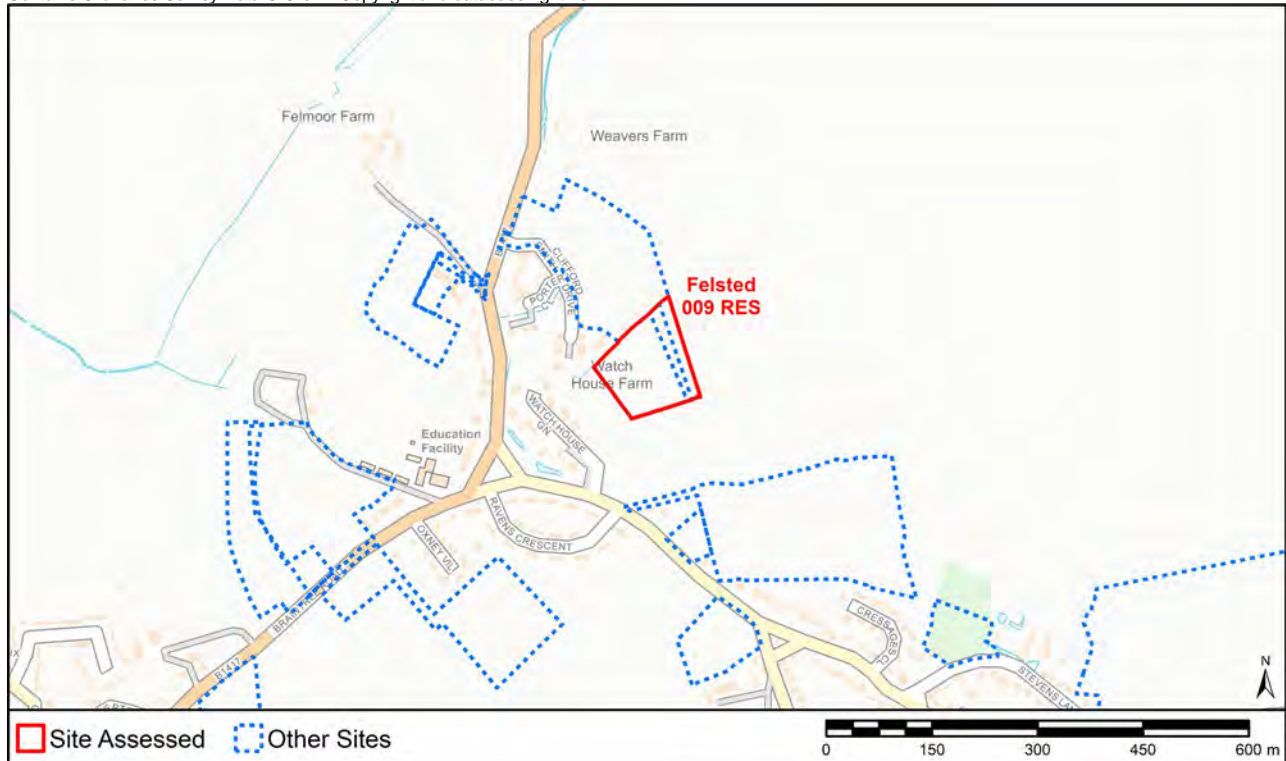
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	5527	N/A	N/A	N/A

Felsted 009 RES – Land South East of Clifford Smith Drive, Felsted (site 2 - whole field), CM6 3UG

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.44	Developable Area (ha)	1.24
Housing assumed capacity	39	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. Access to the site could be potentially achieved through the committed residential development to the north including a proposed footpath link to the east. The site does not contain any identified environmental or landscape designations. The site has a moderate landscape sensitivity to residential development due to its simple landform, limited time depth, semi-enclosed character and limited semi-natural vegetation that decrease sensitivity. However, the site makes a contribution to the rural character and setting of Watch House Green which would need to be considered. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England. The site is Grade 3 Good to Moderate Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	39	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

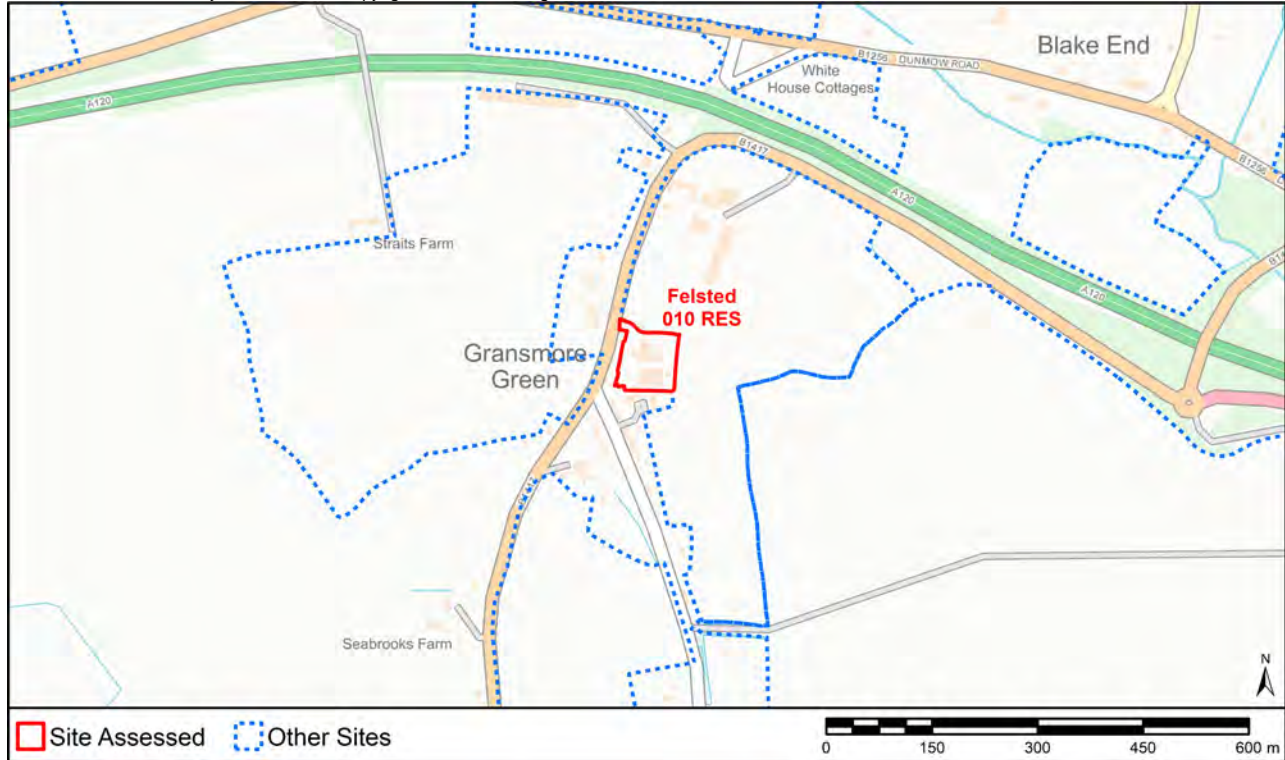
Felsted 010 RES – Kinvara Business Park, Felsted, CM6 3LB

Parish	Felsted	Source	Call for sites
Existing Use	Business Area	Proposed Use	Residential
Site Area (ha)	0.68	Developable Area (ha)	0.68
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/0176/FUL approved 24.4.2018
 Demolition of existing structures and the construction of a new building to provide 4 commercial units with associated landscaping and parking.
 Check employment monitoring

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

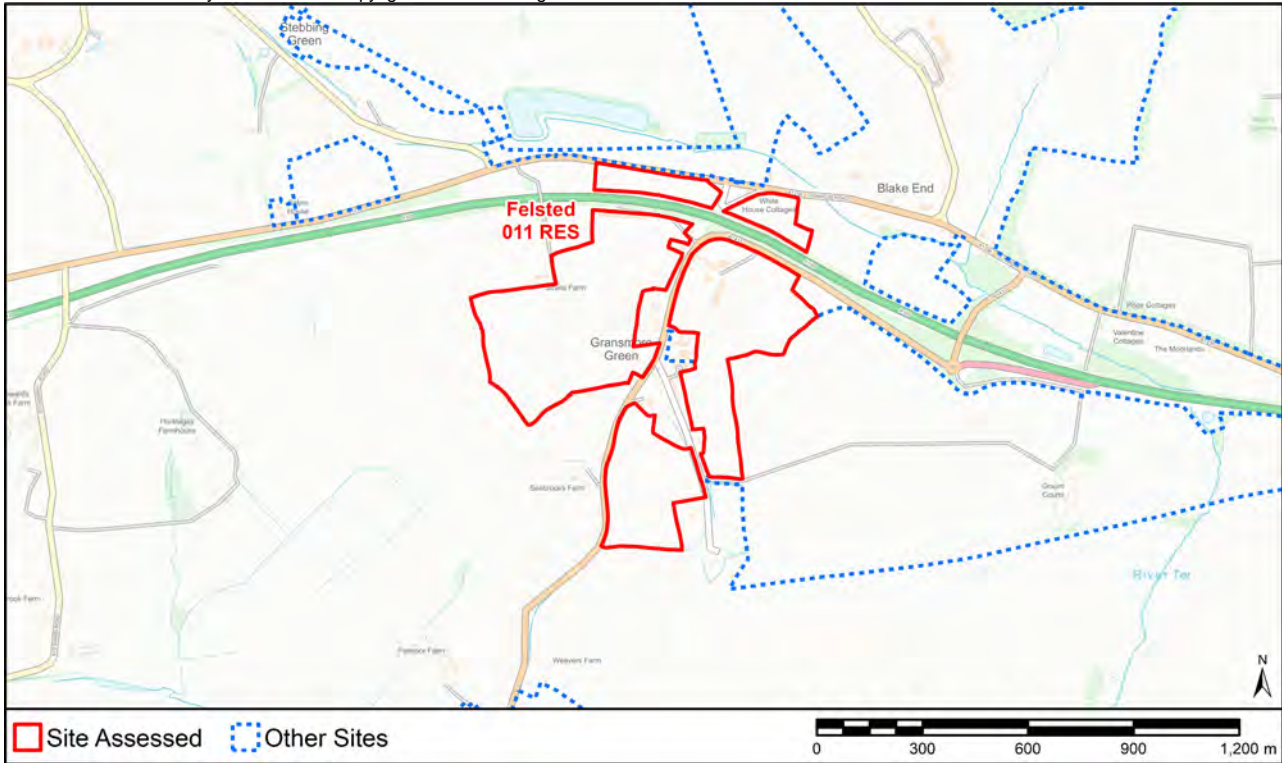
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 011 RES – Sparlings Farm, Braintree Road, Felsted (Parcels ABCD and western part of E), CM6 3LB

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural Arable farming	Proposed Use	Residential
Site Area (ha)	46.22	Developable Area (ha)	45.57
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History None

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

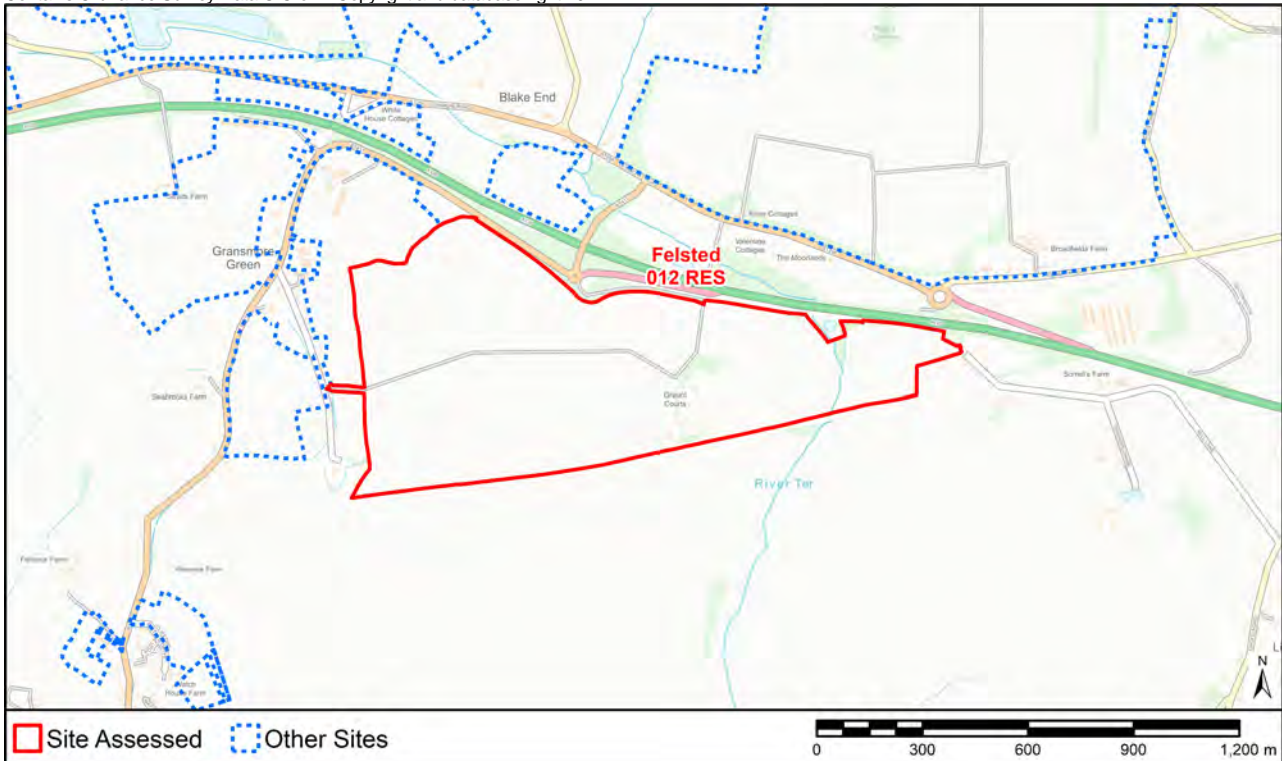
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 012 RES – Sparlings Farm, Braintree Road, Felsted (Eastern part of Parcel E), CM6 3LD

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural Arable land	Proposed Use	Residential
Site Area (ha)	75.56	Developable Area (ha)	73.13
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

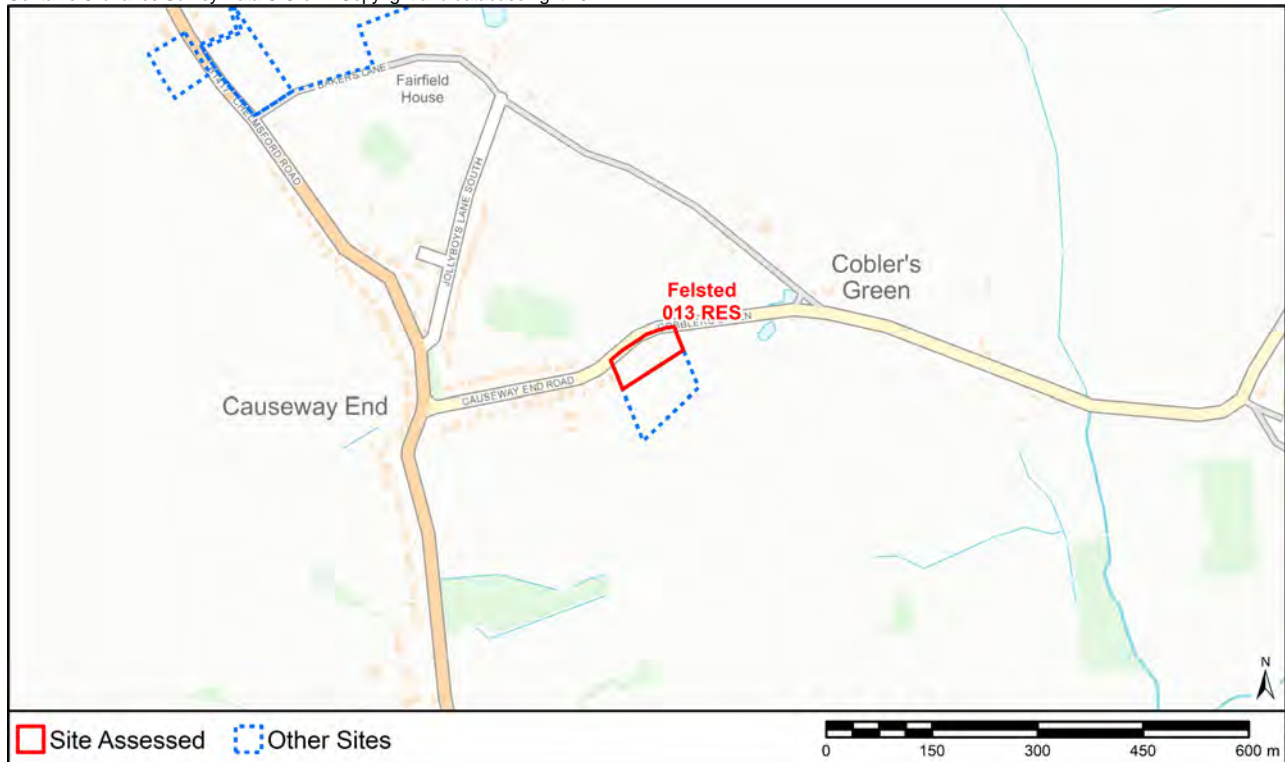
Felsted 013 RES – Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU

Parish	Felsted	Source	Call for sites
Existing Use	Meadow	Proposed Use	Residential
Site Area (ha)	0.46	Developable Area (ha)	0.46
Housing assumed capacity	14	Employment floorspace (sqm)	N/A

Site History

UTT/17/1320/FUL refused. Appeal dismissed. 5 no. detached dwellings together with associated access, garaging and landscaping. 20.8.2018
 UTT/19/0604/OP for 3 no. dwellings refused

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. The site is not subject to any environmental or landscape designations, although part of the site is subject to medium risk of surface water flooding. Development of the site will reduce the gap between the nucleated built-up area of Causeway End and the historic cluster of buildings at Cobblers Green which would need to be mitigated. The site is assessed as having low-moderate landscape sensitivity to development due to the simple landform which is not prominent within the wider landscape, and lack of recorded heritage features. Sensitive features include the rural, undeveloped backdrop the site provides to Causeway End. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	14	N/A	N/A	N/A

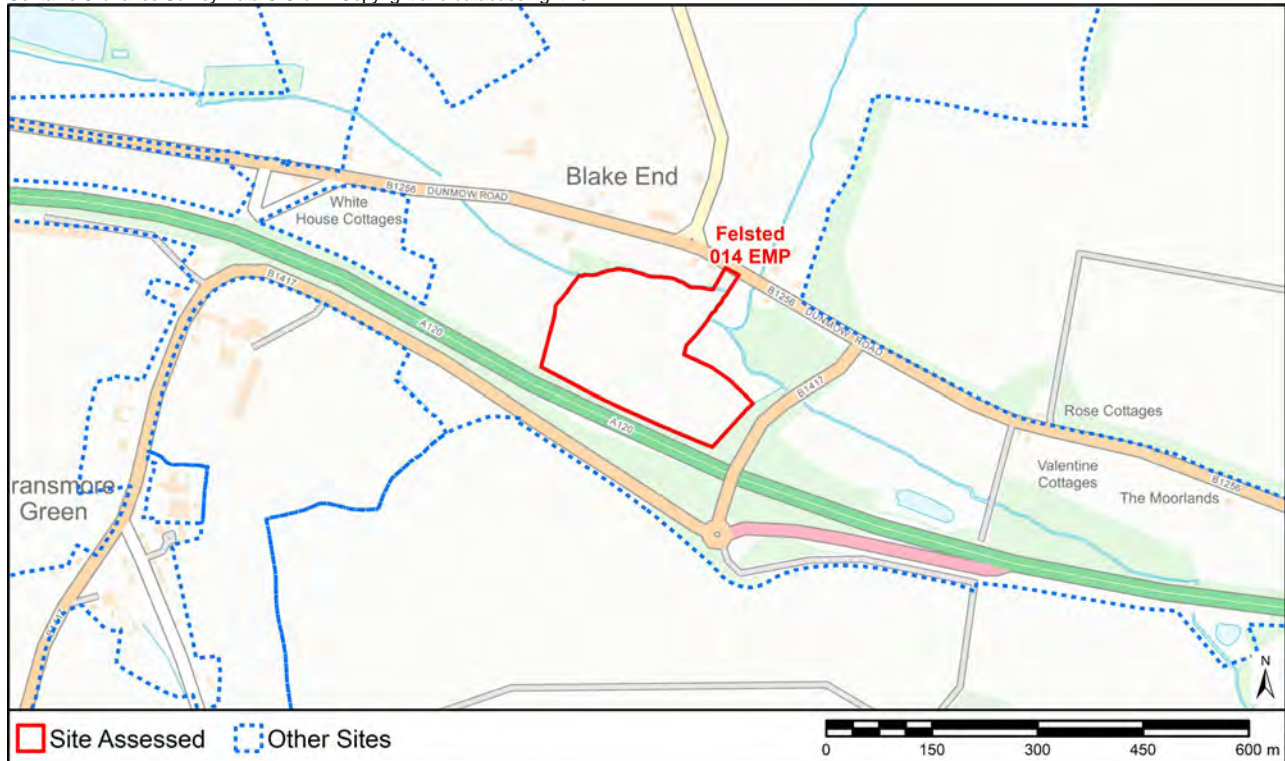
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 014 EMP – Dunmow Road, Blake End, Rayne, CM6 3LD

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment B8
Site Area (ha)	4.57	Developable Area (ha)	3.18
Housing assumed capacity	N/A	Employment floorspace (sqm)	15880.75
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment use with potential access via B1256 and in close proximity to A120. The northern part of the site in Flood Zone 2 or 3. The site falls within a SSSI Impact Risk Zone and may require further consultation with Natural England. It is adjacent to a deciduous woodland (priority habitat) and therefore development impacts on biodiversity should be further considered. The site is potentially suitable for economic development subject to mitigation of the identified constraints.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial outside of Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity have the potential to meet local demand for industrial space in a range of small, medium and large size bands, including at established manufacturing business locations in the wider District.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	15881	N/A	N/A	N/A

Felsted 016 RES – Land east of The Bungalow, Causeway End Road, Felsted, CM6 3LU

Parish	Felsted	Source	Call for sites
Existing Use	Meadow	Proposed Use	Residential
Site Area (ha)	1.14	Developable Area (ha)	0.68
Housing assumed capacity	21	Employment floorspace (sqm)	N/A

Site History

UTT/17/1320/FUL refused. Appeal dismissed. 5 no. detached dwellings together with associated access, garaging and landscaping. 20.8.2018
 UTT/19/0604/OP for 3 no. dwellings refused

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	AMBER

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. The site is not subject to any environmental or landscape designations, although part of the site is subject to medium risk of surface water flooding. Development of the site will reduce the gap between the nucleated built-up area of Causeway End and the historic cluster of buildings at Cobblers Green which would need to be mitigated. The site is assessed as having low-moderate sensitivity to development due to the simple landform which is not prominent within the wider landscape, and lack of recorded heritage features. Sensitive features include the rural, undeveloped backdrop the site provides to Causeway End. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	21	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 017 MIX – Frontage land to the east of Chelmsford Road, Felsted, CM6 3ET

Parish	Felsted	Source	Call for sites
Existing Use	Arable Farming	Proposed Use	Mixed - retail, residential, farmers market, parking, burial ground
Site Area (ha)	0.86	Developable Area (ha)	0.86
Housing assumed capacity	21	Employment floorspace (sqm)	3440

Site History

UTT/24/0687/FUL Validated (14 March 2024) A mixed-use development comprising village convenience store, along with dedicated parking facilities including a multi-use parking and overspill area, together with an external area for farmers market supported by a cafe including disabled WC provision. 3no. self-contained management offices, and 3no. dwellings comprising two 2 bedroom wheelchair adaptable bungalows and one 4 bedroom wheelchair adaptable chalet bungalow with home office and a dedicated 2m footpath route.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	GREEN		
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. The site is not subject to any identified environmental or landscape designations although a small part of the site is subject to high risk of surface water flooding which would need to be mitigated. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone, and may require further consultation with Natural England.
Availability	Potentially Available
Availability commentary	Site is actively promoted for mixed use development through the Call for Sites but further confirmation of development intention would be required. Site is subject to a live planning application (UTT/23/3220/FUL) for a proposed new cemetery and associated infrastructure.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	21	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3440	N/A	N/A	N/A

Felsted 018 MIX – Land to the east of Chelmsford Road, Felsted, CM6 3ET

Parish	Felsted	Source	Call for sites
Existing Use	Arable Farming	Proposed Use	Mixed - Retail, Residential, parking Farmers Market
Site Area (ha)	4.66	Developable Area (ha)	3.85
Housing assumed capacity	27	Employment floorspace (sqm)	15400

Site History

UTT/24/0687/FUL Validated (14 March 2024) A mixed-use development comprising village convenience store, along with dedicated parking facilities including a multi-use parking and overspill area, together with an external area for farmers market supported by a cafe including disabled WC provision. 3no. self-contained management offices, and 3no. dwellings comprising two 2 bedroom wheelchair adaptable bungalows and one 4 bedroom wheelchair adaptable chalet bungalow with home office and a dedicated 2m footpath route.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. The site is not subject to any identified environmental or landscape designations although the eastern boundary of the site is subject to high risk of surface water flooding which would need to be mitigated. Development of the site is likely to significantly impact the linear settlement pattern along Chelmsford Road and potentially impact the setting of the Grade II listed rural buildings along Bakers Lane. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone and full development on site is likely to require further consultation with Natural England.
Availability	Potentially Available
Availability commentary	Site is actively promoted for mixed use development through the Call for Sites but further confirmation of development intention would be required. Site is subject to a live planning application (UTT/23/3220/FUL) for a proposed new cemetery and associated infrastructure.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	27	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	15400	N/A	N/A	N/A

Felsted 019 RES – Land at Willows Green, Felsted, CM3 1QD

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.61	Developable Area (ha)	1.61
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

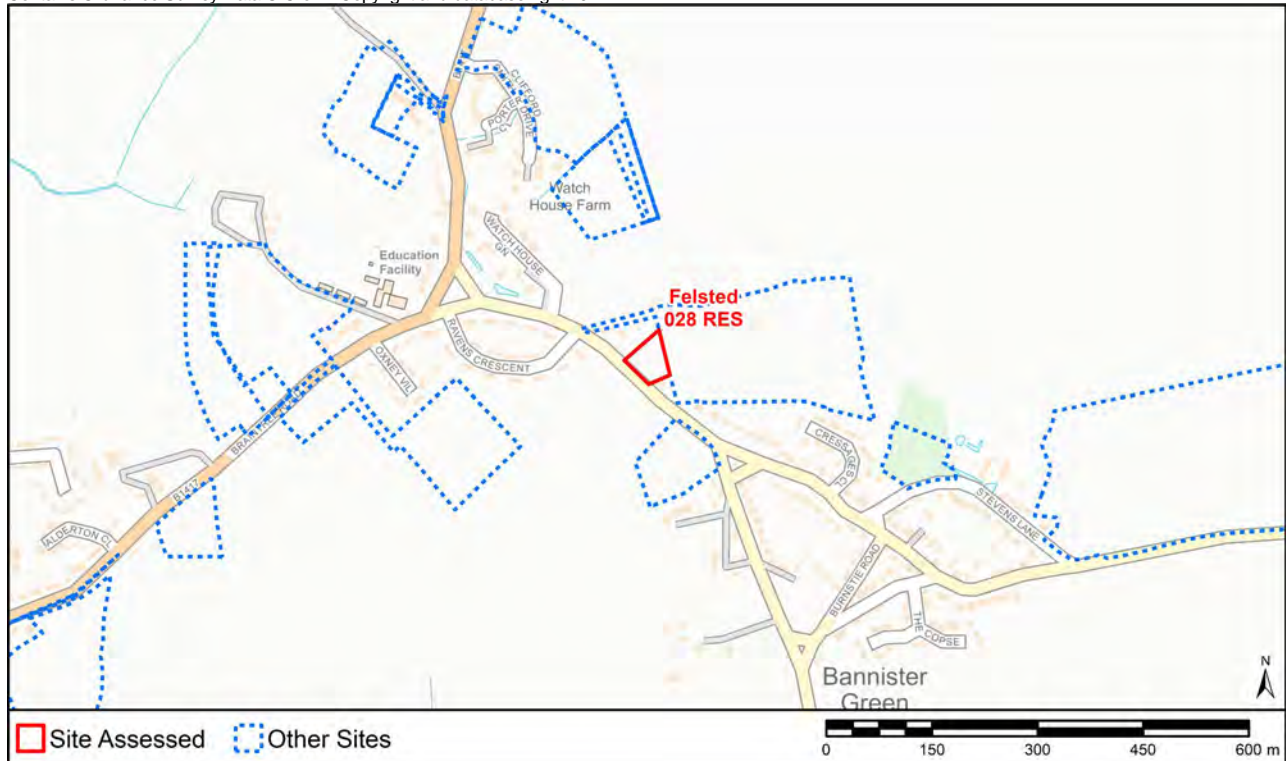
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Felsted 028 RES – Land at Rayne Road, Bannister Green

Parish	Felsted	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.266392800140381	Developable Area (ha)	0.27
Housing assumed capacity	9	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Felsted. The site is not subject to any identified environmental or landscape designations although a small part of the site is subject to medium risk of surface water flooding which would need to be mitigated. Development of the site may increase the risk of coalescence between Watch House Green and Bannister Green. The site falls within the Essex Coast RAMS and a SSSI Impact Risk Zone however residential development on site is unlikely to trigger the need to consult Natural England. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	9	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtCanfield 001 RES – Land at Canfield Road, Great Canfield

Parish	Felsted	Source	Call for sites
Existing Use	Agricultural paddocks	Proposed Use	Residential
Site Area (ha)	0.44	Developable Area (ha)	0.44
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/24/0340/OP Validated 8 February 2024 Outline application with all matters reserved except for access for the erection of 6 no. dwelling houses.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

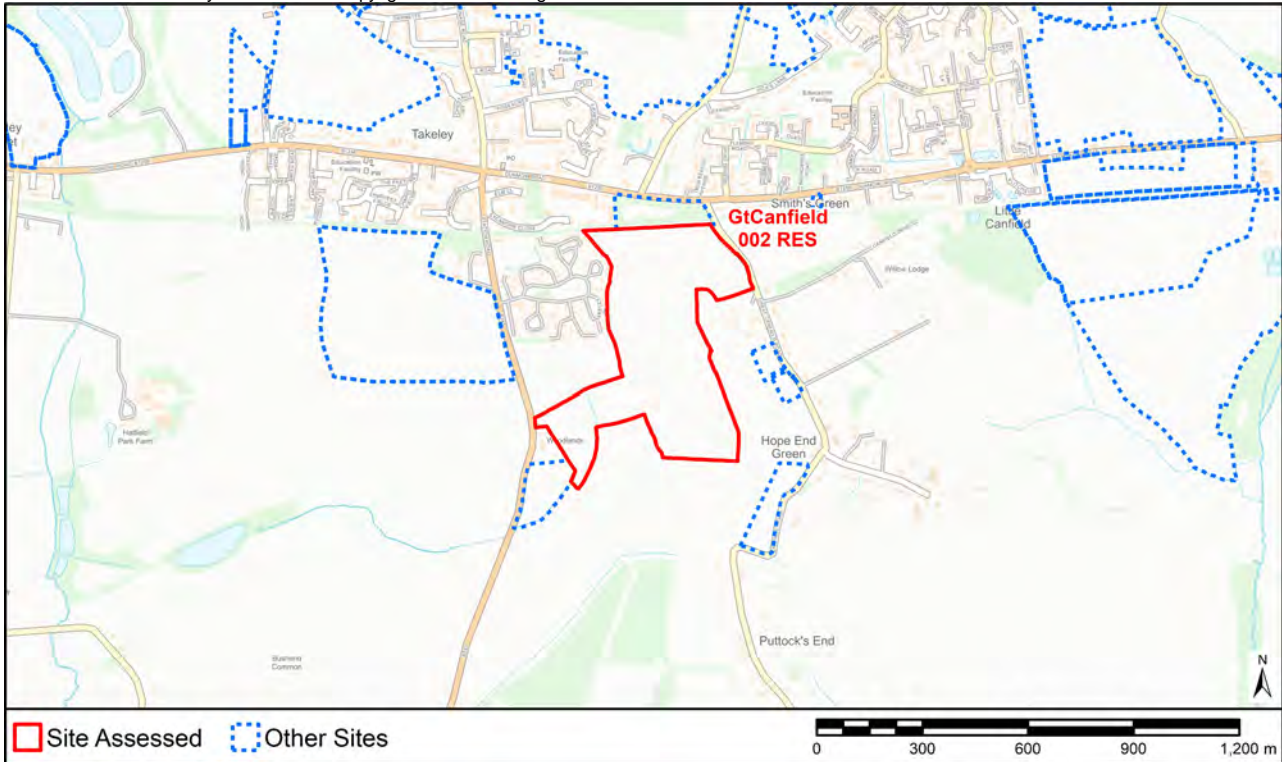
GtCanfield 002 RES – Land at Great Canfield Road, Takeley

Parish	Great Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	23.06	Developable Area (ha)	23.05
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

Covering north part of site: UTT/18/0318/OP appeal dismissed 8.8.2019 - Outline planning permission for the erection of up to 135 dwellings with public open space, landscaping and sustainable drainage

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtCanfield 003 RES – Land west of Canfield Road, Hope End Green

Parish	Great Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.88	Developable Area (ha)	1.88
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtCanfield 004 RES – Land east of Hobbs Farm, Bacon End, Great Dunmow

Parish	Great Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.12	Developable Area (ha)	1.12
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

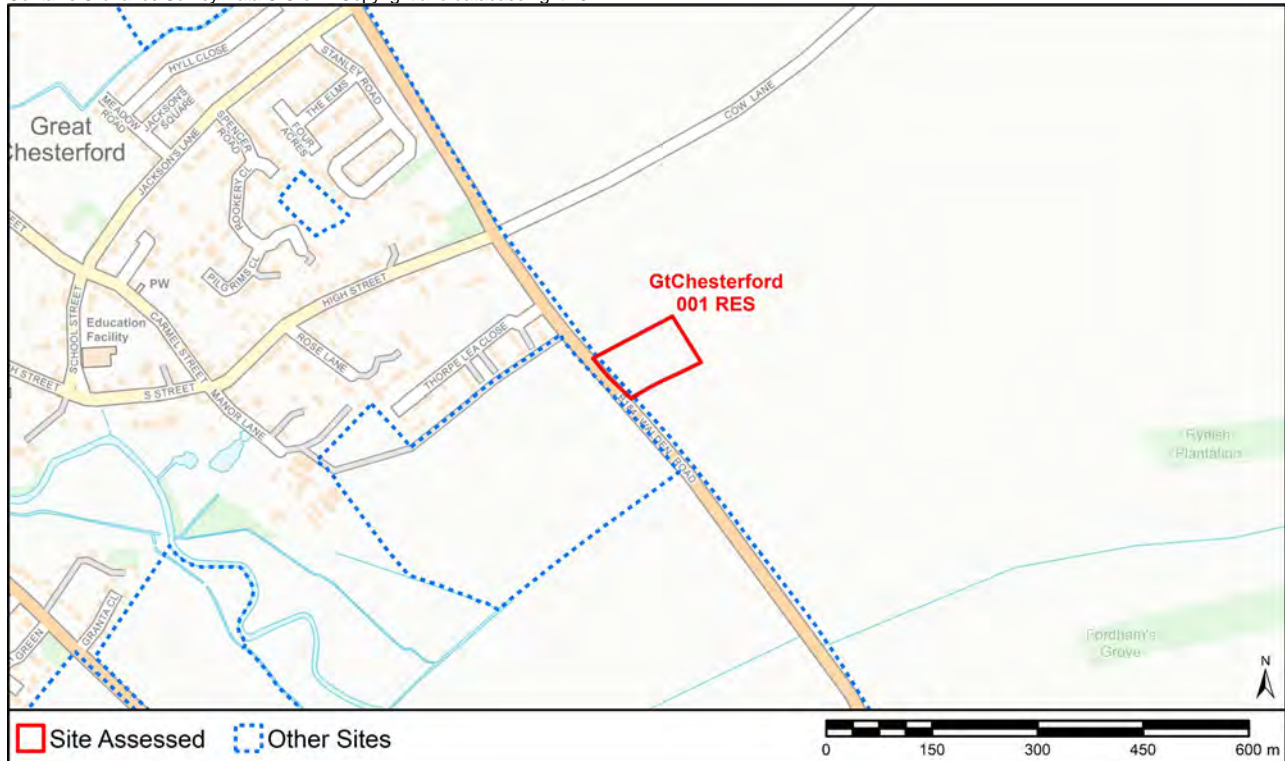
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtChesterford 001 RES – The old chalk pit Walden Road, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Former landfill site	Proposed Use	Residential
Site Area (ha)	0.91	Developable Area (ha)	0.91
Housing assumed capacity	29	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site (former landfill) proposed for residential development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site is partly within a medium/high Surface Water Flood Risk Area. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. Site is a former landfill likely to require remediation works.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	29	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

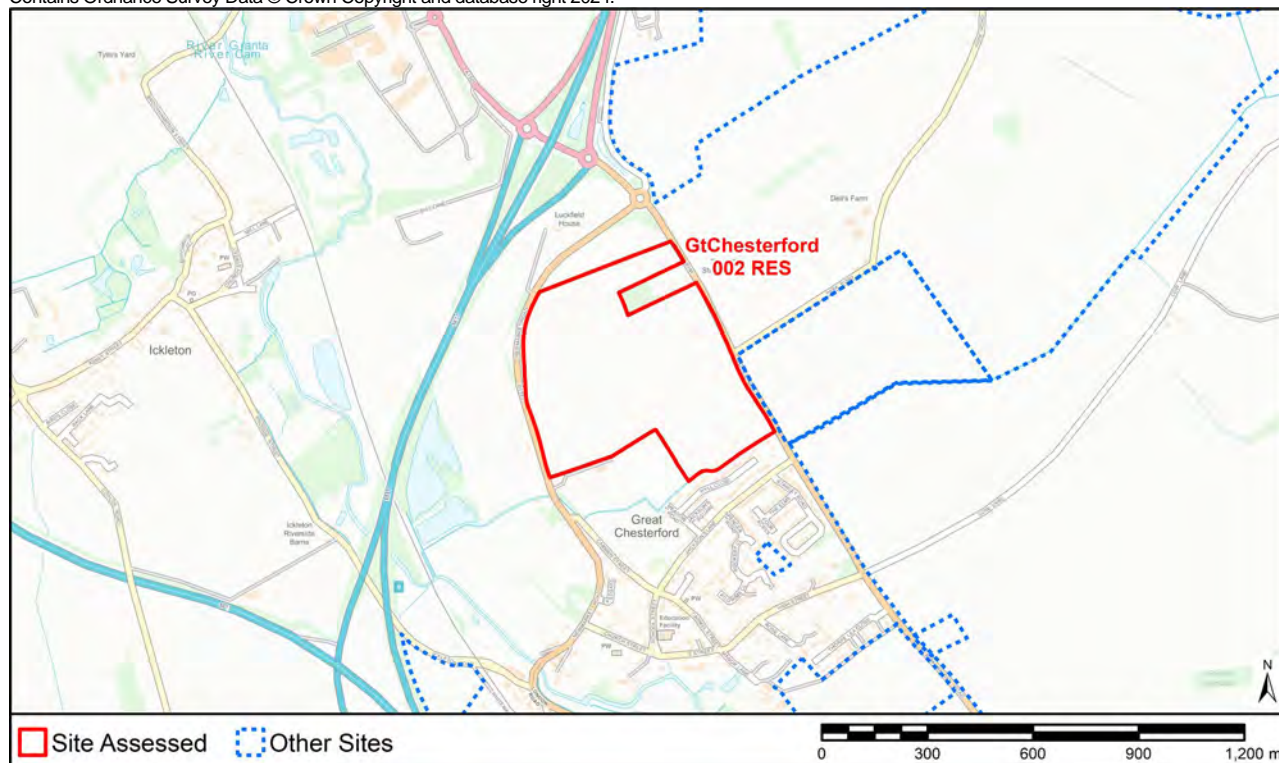
GtChesterford 002 RES – Land between Walden Road and Newmarket Road, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	30.16	Developable Area (ha)	26.96
Housing assumed capacity	566	Employment floorspace (sqm)	N/A

Site History

UTT/22/2997/OP. Refused 11 Jan 2024. Outline planning application (with all matters reserved excepted for means of access from Walden Road and Newmarket Road) for residential development of up to 350 dwellings, including a Heritage Park and other public open space, up to 50sqm of shop and café floorspace (Use Class E/F), sustainable urban drainage system and associated infrastructure

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN

TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

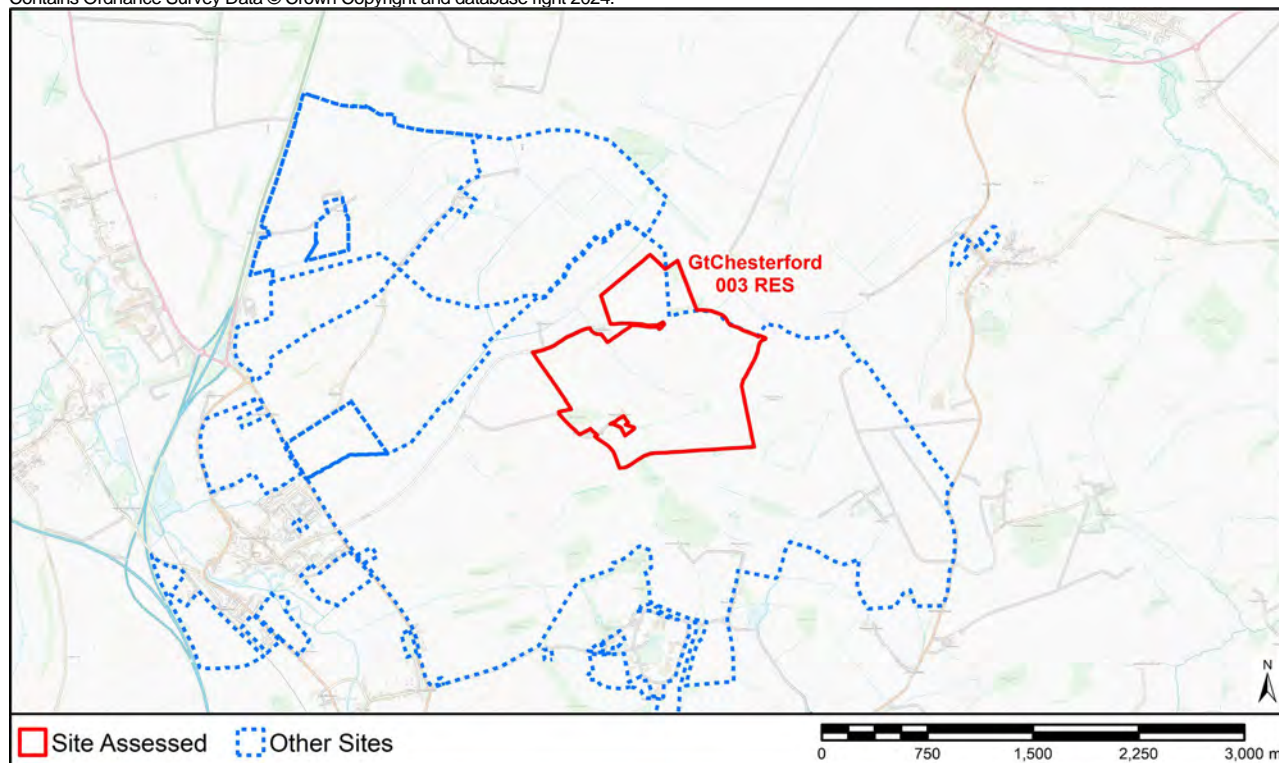
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a groundwater source protection zone. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Contains TPOs. Potential BMV. Site is partly within a Scheduled Monument. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	216	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtChesterford 003 RES – Burtonwood Farm Cow Lane, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	141.17	Developable Area (ha)	141.17
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. Site is a former landfill likely to require remediation works.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

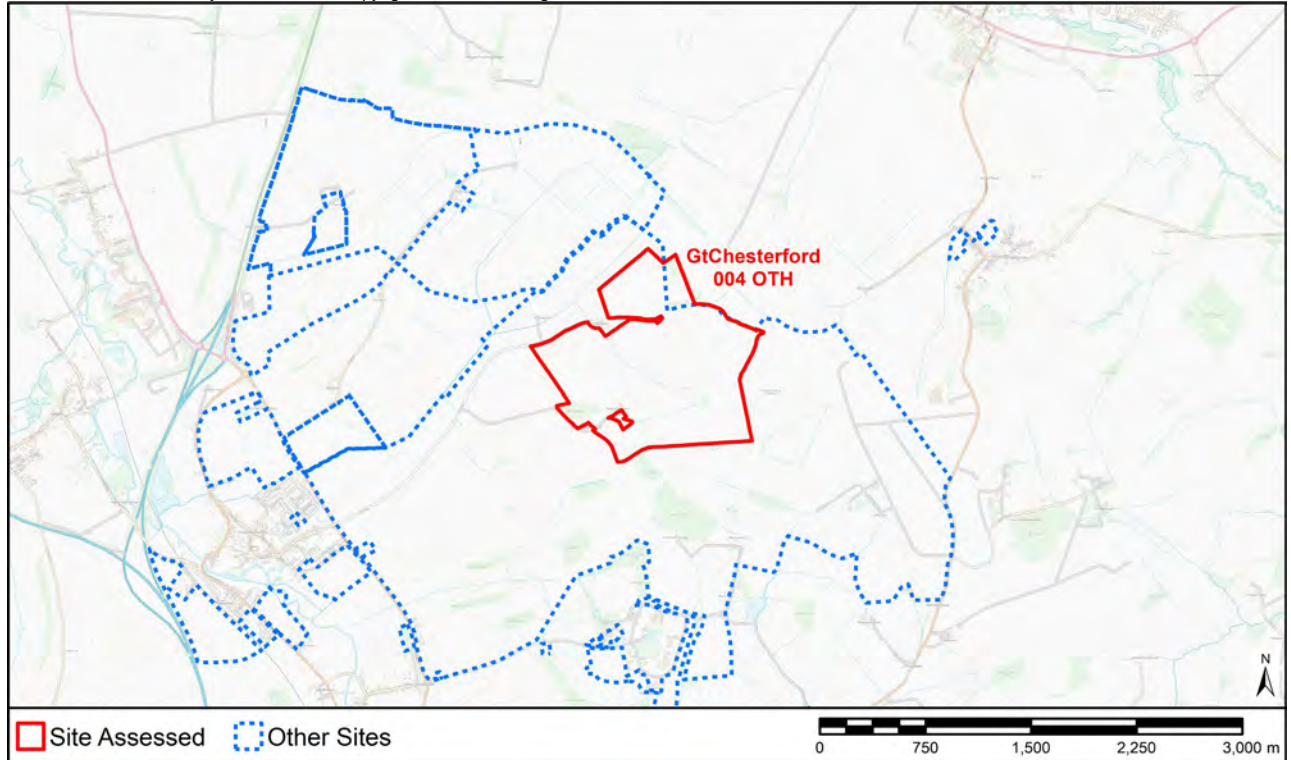
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtChesterford 004 OTH – Burtonwood Farm Cow Lane, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Open space, Biodiversity net gain, Carbon absorption
Site Area (ha)	141.17	Developable Area (ha)	141.17
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for open space development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site contains important woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site is partially within an Ancient Woodland. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Site is deliverable, subject to overcoming identified constraints. Site is a former landfill likely to require remediation works.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

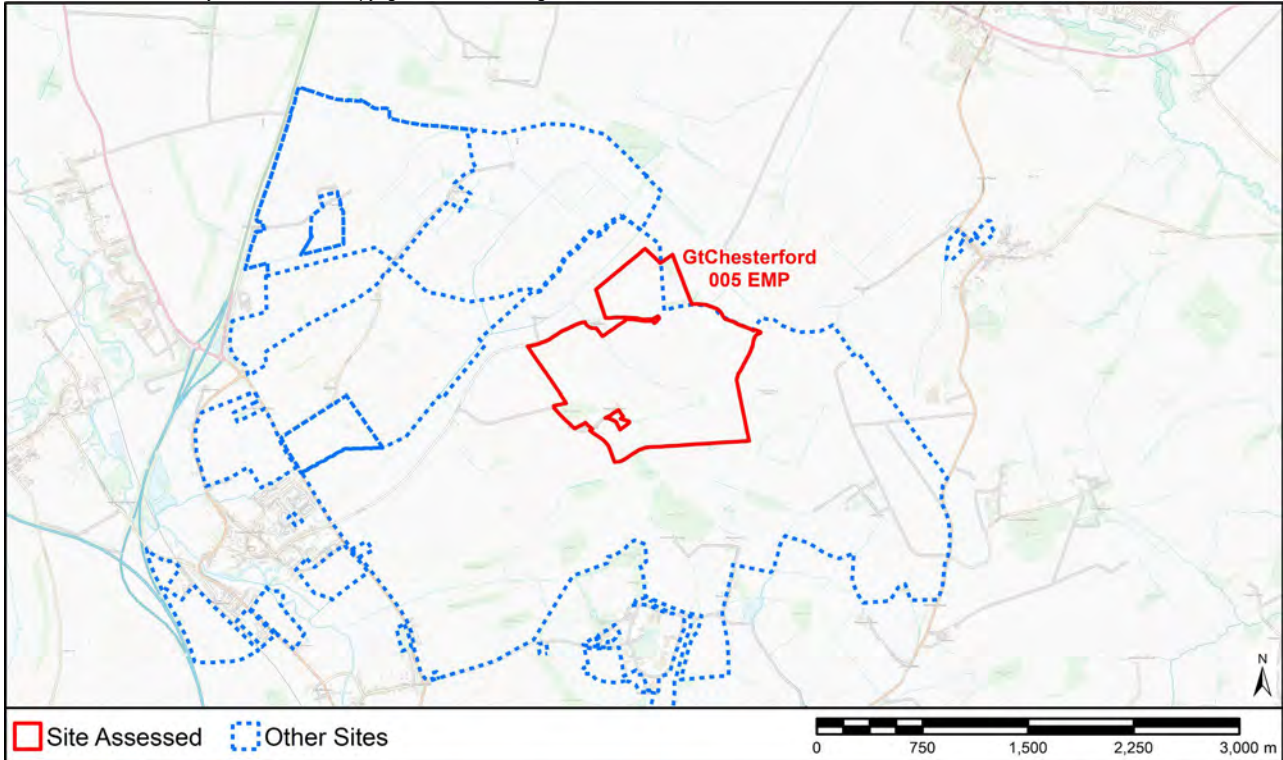
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtChesterford 005 EMP – Burtonwood Farm Cow Lane, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Housing / Commercial / Other Built Development and/or open space, biodiversity gain, and/or carbon absorption / balancing / offsetting.
Site Area (ha)	141.17	Developable Area (ha)	141.17
Housing assumed capacity	N/A	Employment floorspace (sqm)	423510
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

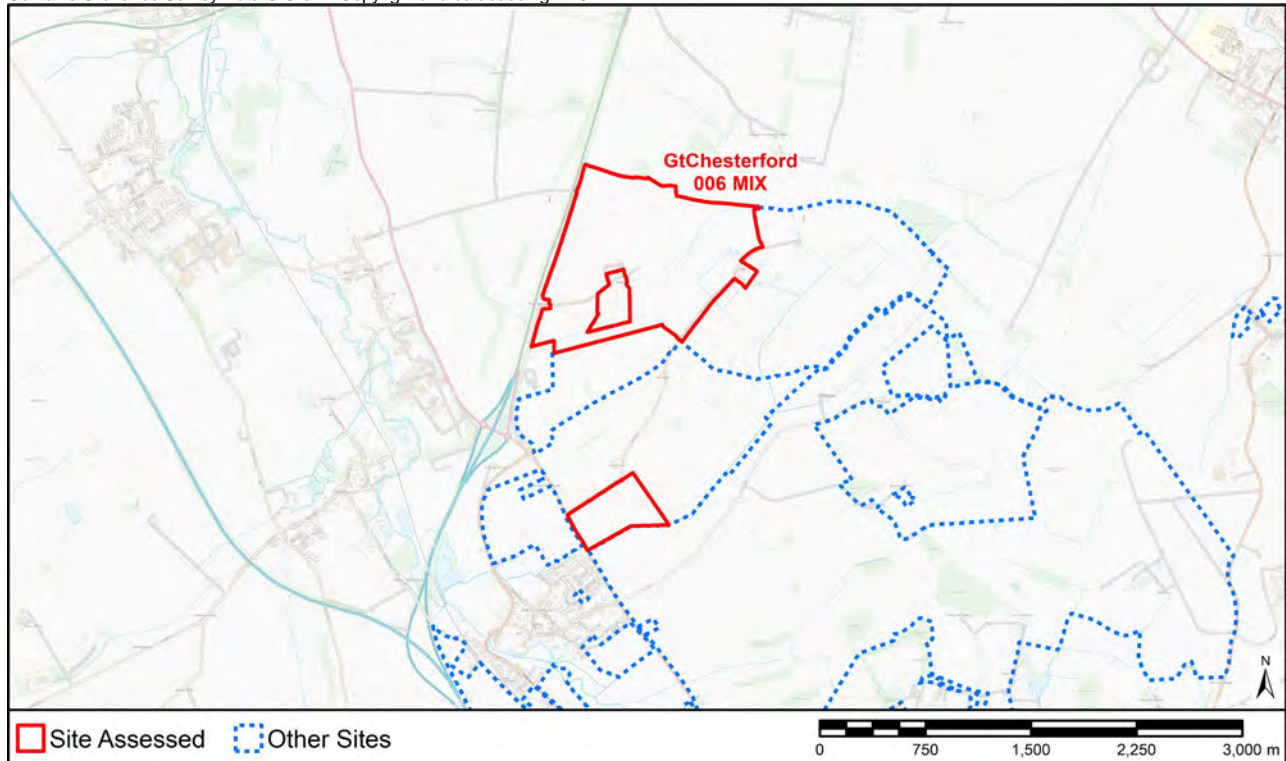
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site contains important woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site is partially within an Ancient Woodland. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. Site is a former landfill likely to require remediation works.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	250000	173510	N/A	N/A

GtChesterford 006 MIX – Land south east of A11 and north east of B184 (1500 scheme)

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Mixed use
Site Area (ha)	148.78	Developable Area (ha)	145.8
Housing assumed capacity	3062	Employment floorspace (sqm)	583217.6
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site contains a Special Verge. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is partially within a Local Wildlife Site. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is partly within a Scheduled Monument. Potential archaeological value. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	1382

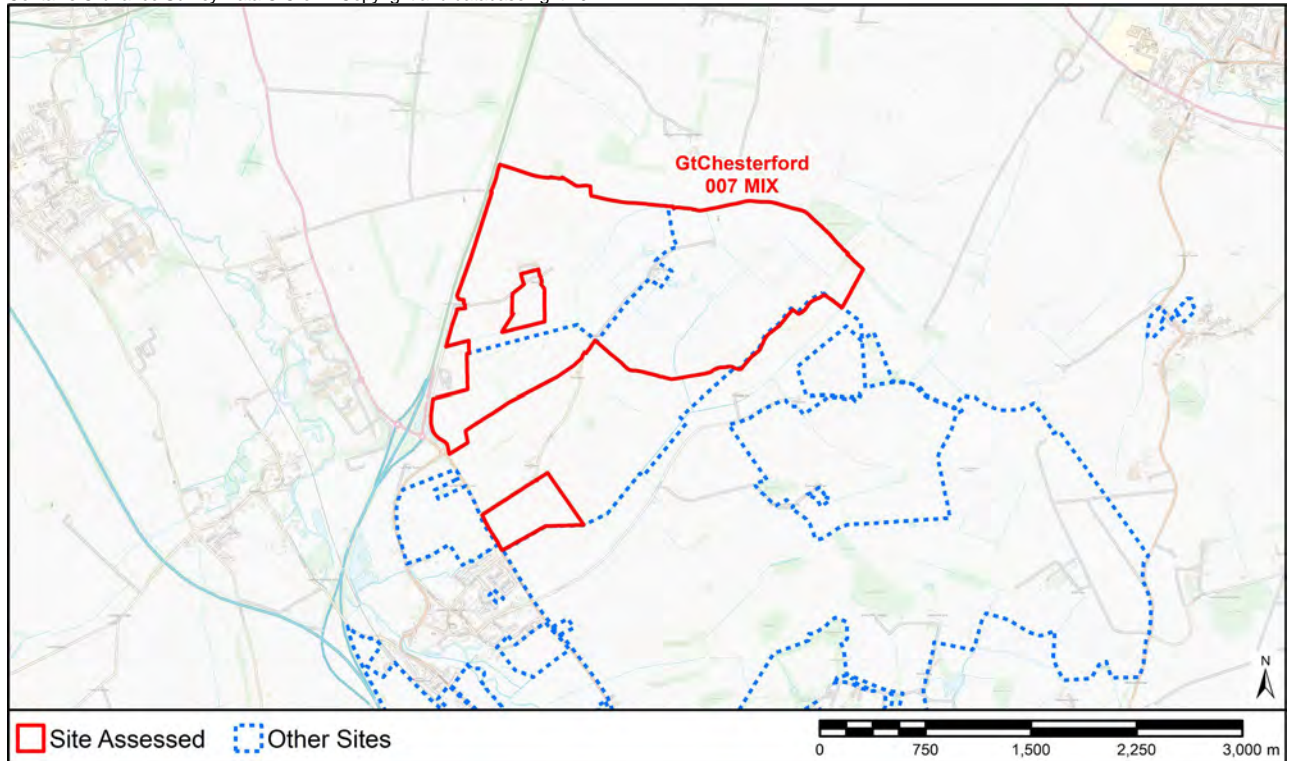
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	250000	250000	83218	N/A

GtChesterford 007 MIX – Land south east of A11 and north east of B183 (3500 scheme)

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Mixed use
Site Area (ha)	332.44	Developable Area (ha)	327.42
Housing assumed capacity	6876	Employment floorspace (sqm)	1309680.624
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	AMBER	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site contains a Special Verge. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a groundwater source protection zone. Site is partly within a SSSI. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is partly within a Scheduled Monument. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	5196

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	250000	250000	250000	559681

GtChesterford 008 RES – Field House Farm Field Farm Drive, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Residential, Agricultural	Proposed Use	Residential
Site Area (ha)	7.98	Developable Area (ha)	7.98
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	RED
---------------------	---------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

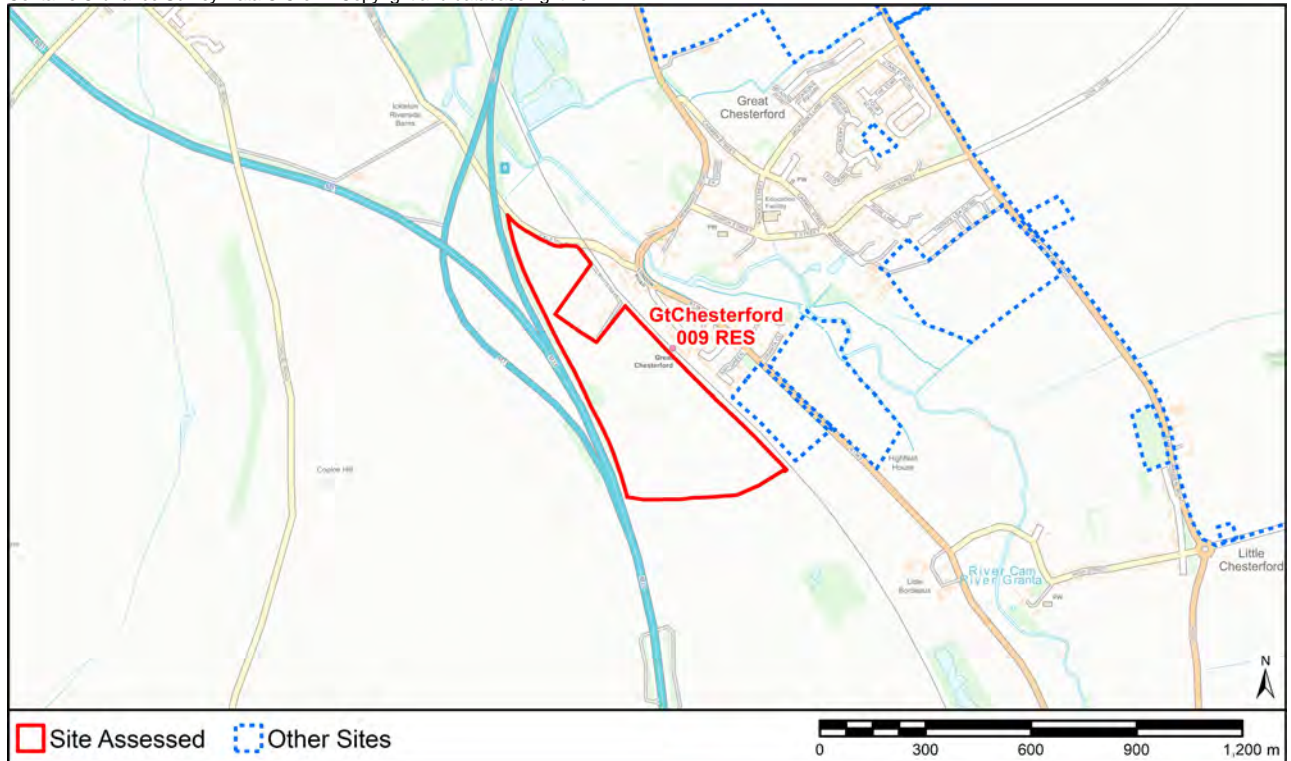
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtChesterford 009 RES – Land south of Ickleton Road, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	21.16	Developable Area (ha)	21.16
Housing assumed capacity	444	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for open space development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site is adjacent or partially within a mineral consultation zone. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	194	N/A	N/A

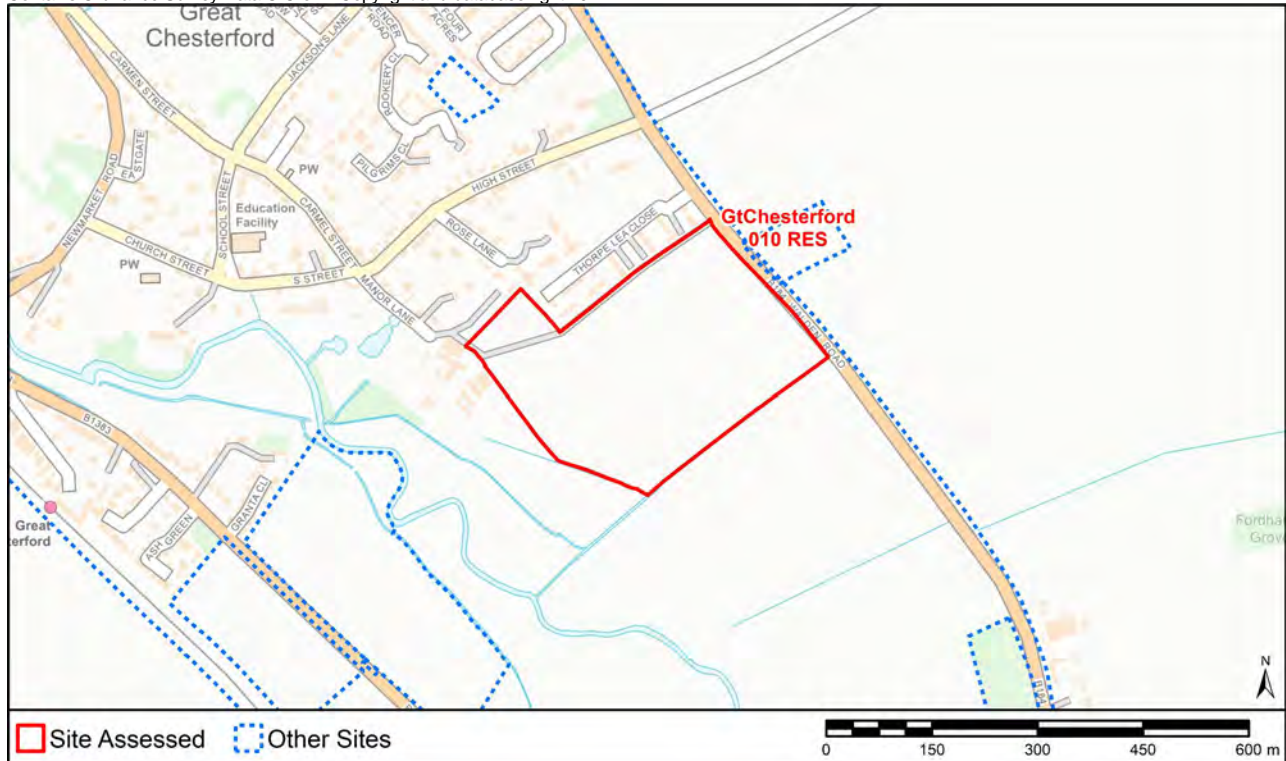
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtChesterford 010 RES – Land west of Walden Road, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	10.39	Developable Area (ha)	10.39
Housing assumed capacity	273	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for open space development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a mineral consultation zone. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	23	N/A	N/A

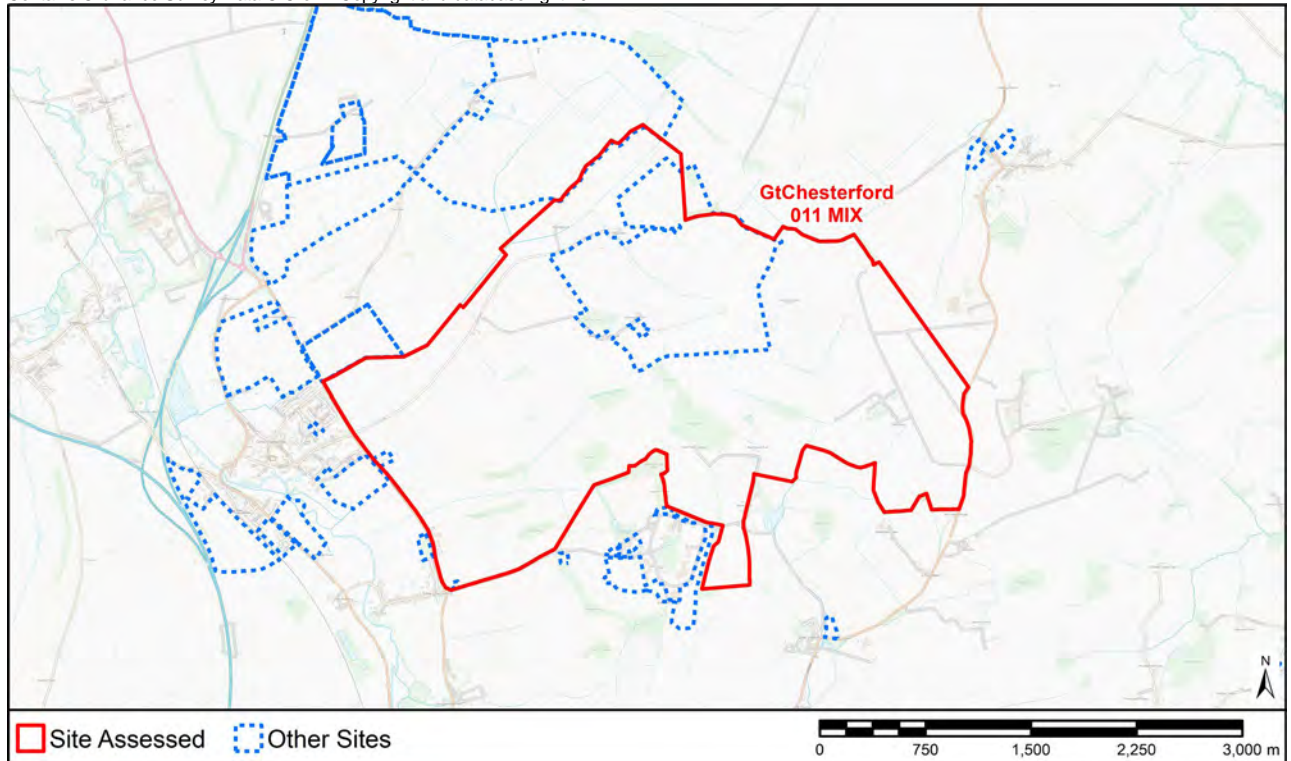
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtChesterford 011 MIX – Land North of Walden Road, Great Chesterford

Parish	Great Chesterford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Mixed use
Site Area (ha)	647	Developable Area (ha)	643.31
Housing assumed capacity	13510	Employment floorspace (sqm)	2573248.4
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	AMBER	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Great Chesterford, a top three tier settlement. Site contains important woodland. Site contains a Special Verge. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Priority Habitat. Site is partially within an Ancient Woodland. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is partly within a Scheduled Monument. Potential archaeological value. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	11830

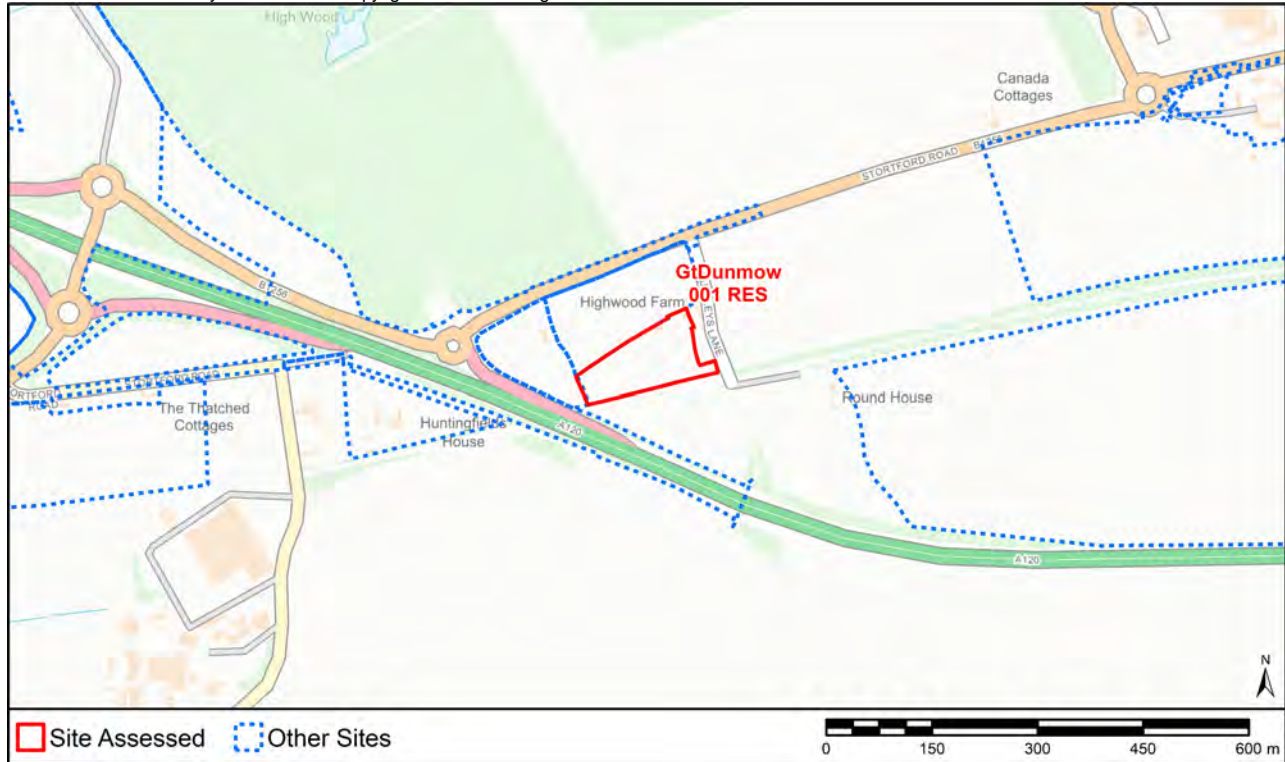
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	250000	250000	250000	1823248.4

GtDunmow 001 RES – Highwood Farm, Buttleys Lane, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Residential	Proposed Use	Affordable residential - 100% affordable eco housing scheme
Site Area (ha)	1.3	Developable Area (ha)	1.29
Housing assumed capacity	53	Employment floorspace (sqm)	N/A
Site History	UTT/23/2964/OP (07 Mar 2024) Refused Outline application with all matters reserved except access for the development of 14 no. self-build plots with access and road improvements.		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for a compatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Highways			
	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential development which is partly adjacent to the built extent of Great Dunmow. Adjacent to High Wood SSSI and residential development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is Grade 2 Agricultural Land. Site is adjacent to the Grade II listed Highwood Farmhouse. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	53	N/A	N/A

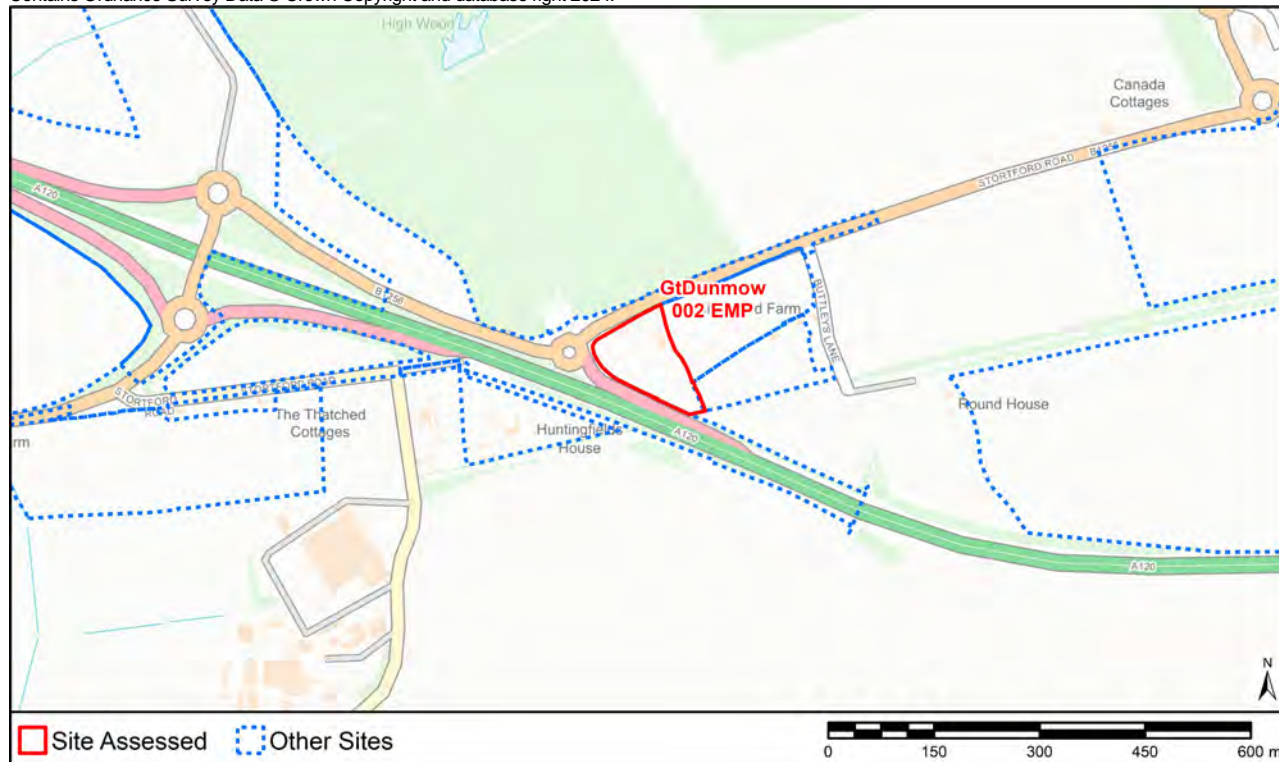
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 002 EMP – The Yard, Stortford Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Greenfield with planning permission for commercial use	Proposed Use	Discount food store E(a) / commercial employment E(g)(I to iii)
Site Area (ha)	1.24	Developable Area (ha)	1.24
Housing assumed capacity	N/A	Employment floorspace (sqm)	4960
Site History	UTT/23/2006/FUL Validated 8 August 2023. Erection of a new Lidl foodstore (Use Class E) with associated car parking and landscaping.		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Mix of greenfield and brownfield site proposed for proposed for employment/industrial use and is wholly outside and not adjacent to the built extent of Great Dunmow. Adjacent to High Wood SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is Grade 2 Agricultural Land. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	4960	N/A	N/A	N/A

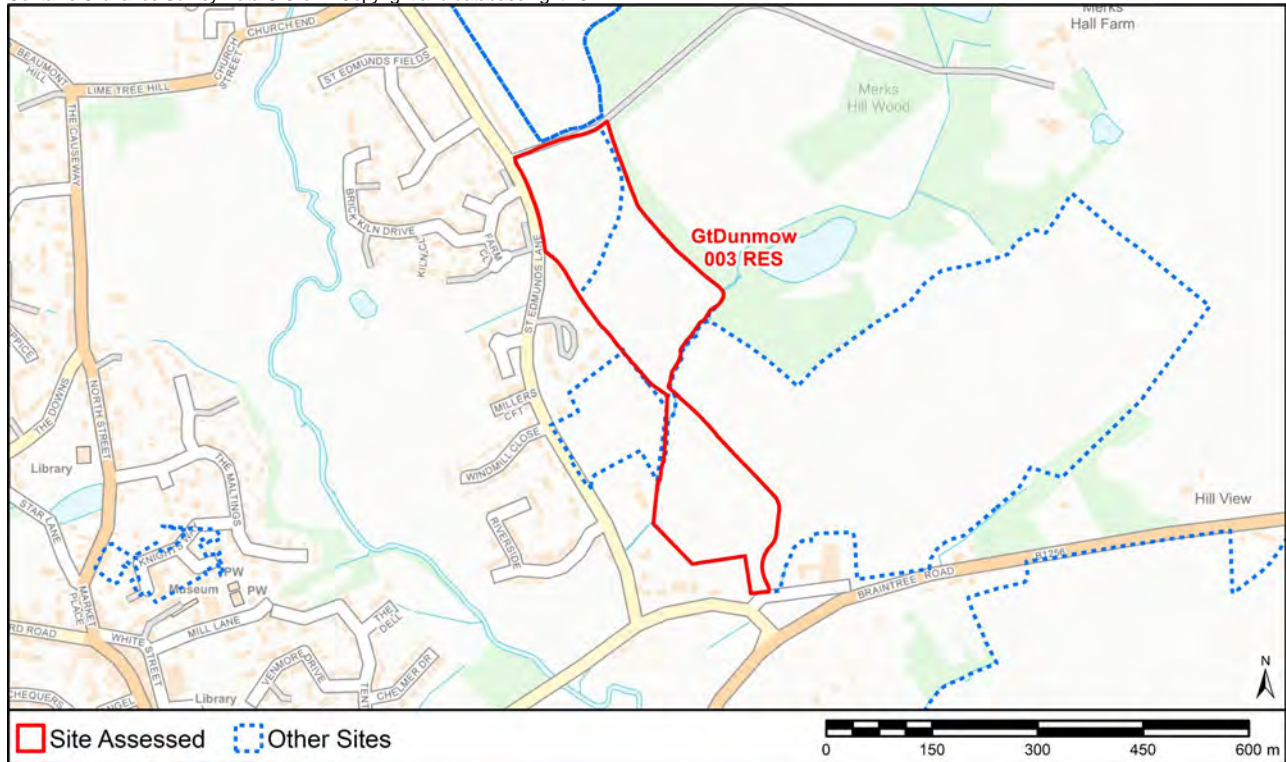
GtDunmow 003 RES – Land east of St Edmunds Land and north of Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	7.9	Developable Area (ha)	7.86
Housing assumed capacity	206	Employment floorspace (sqm)	N/A

Site History

South part of site relates to UTT/21/2719/FUL - Proposed erection of 32 no. self-build and custom build dwellings - Approved 4th November 2022

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	206	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 004 OTH – Land east of B1008 and north of A120, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Electric Vehicle (EV) Charging Station to include electric vehicle charging points, and mix of complementary commercial facilities

Site Area (ha)	0.77	Developable Area (ha)	0.38
Housing assumed capacity	N/A	Employment floorspace (sqm)	7700

Site History	None
---------------------	------

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	7700	N/A	N/A	N/A

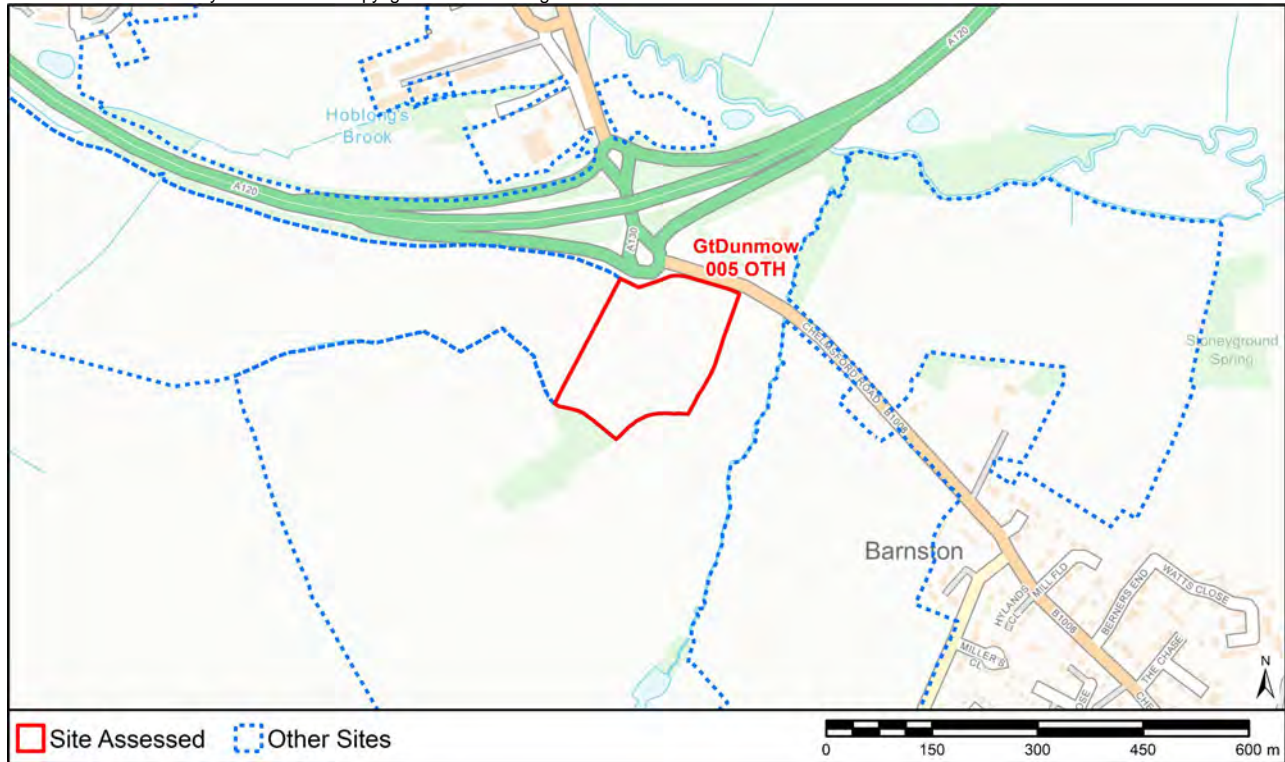
GtDunmow 005 OTH – Land west of B1008 and south of A120, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Electric Vehicle (EV) charging station to include electric vehicle charging points, energy storage and mix of complementary commercial facilities

Site Area (ha)	3.68	Developable Area (ha)	3.68
Housing assumed capacity	N/A	Employment floorspace (sqm)	1500

Site History	None
--------------	------

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

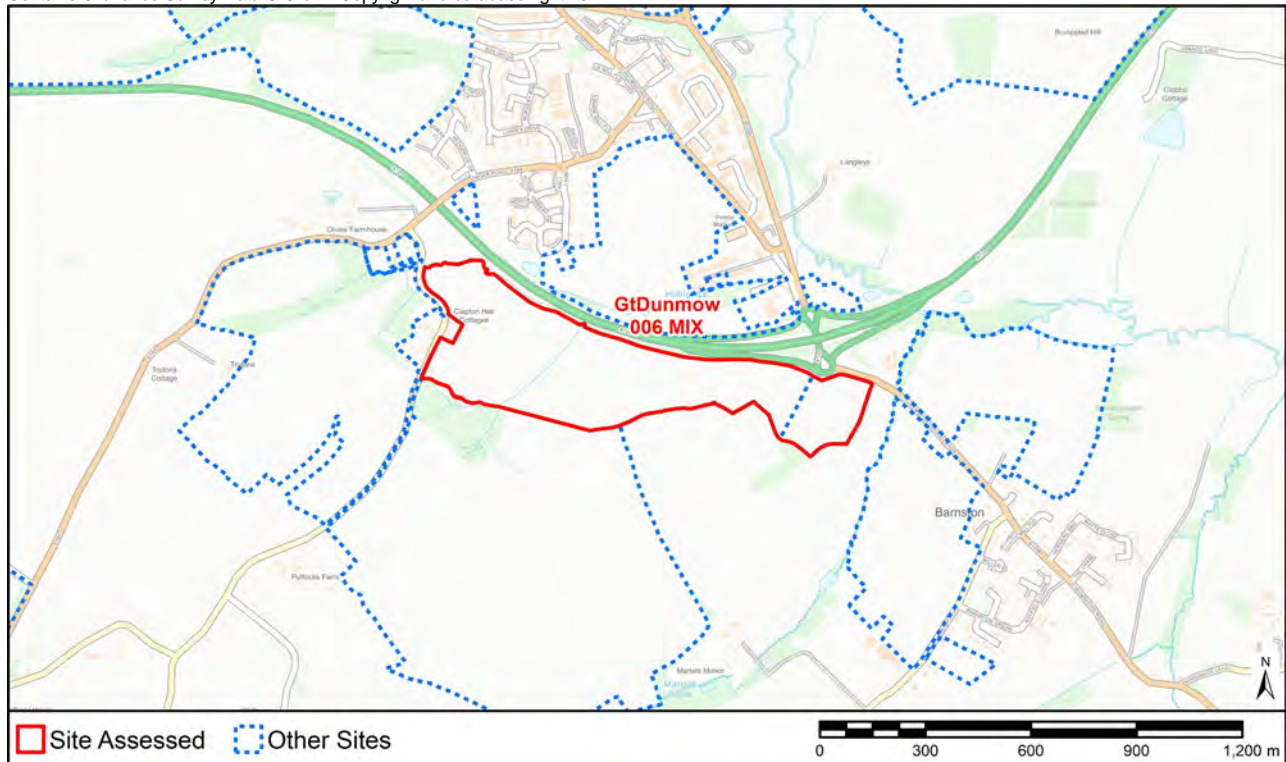
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	1500	N/A	N/A	N/A

GtDunmow 006 MIX – Land between B1008 and Clapton Hall Lane, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Mixed use development comprising residential and Electric Vehicle Charging Station to include electric vehicle charging points, energy storage and mix of complementary commercial facilities.
Site Area (ha)	28.84	Developable Area (ha)	28.81
Housing assumed capacity	779	Employment floorspace (sqm)	750-1500
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

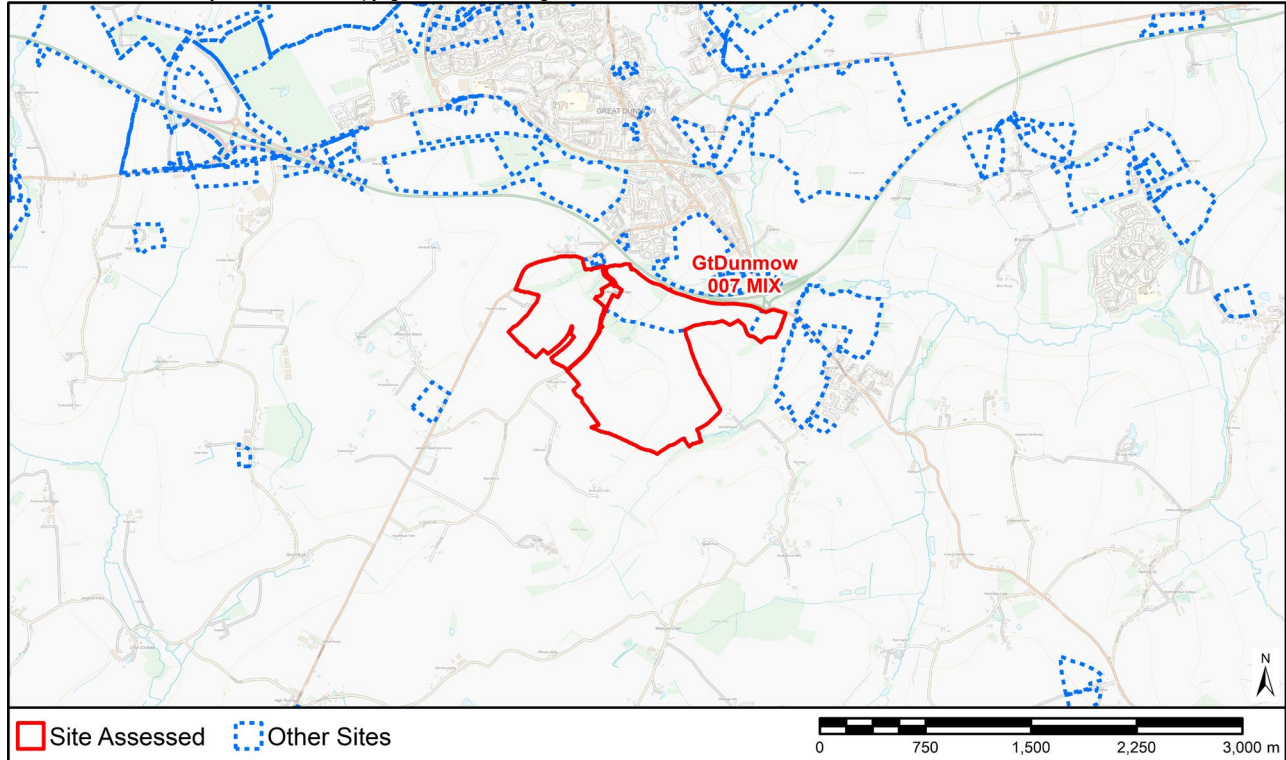
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	79	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	750-1500	N/A	N/A	N/A

GtDunmow 007 MIX – Land south of A120, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural land	Proposed Use	Mixed use comprising residential, commercial facilities to provide toilet facilities, café/retail, office, seating area for customers of electric charging station
Site Area (ha)	133.92	Developable Area (ha)	133.12
Housing assumed capacity	3616	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site contains a Protected Lane. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site contains a Scheduled Monument. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

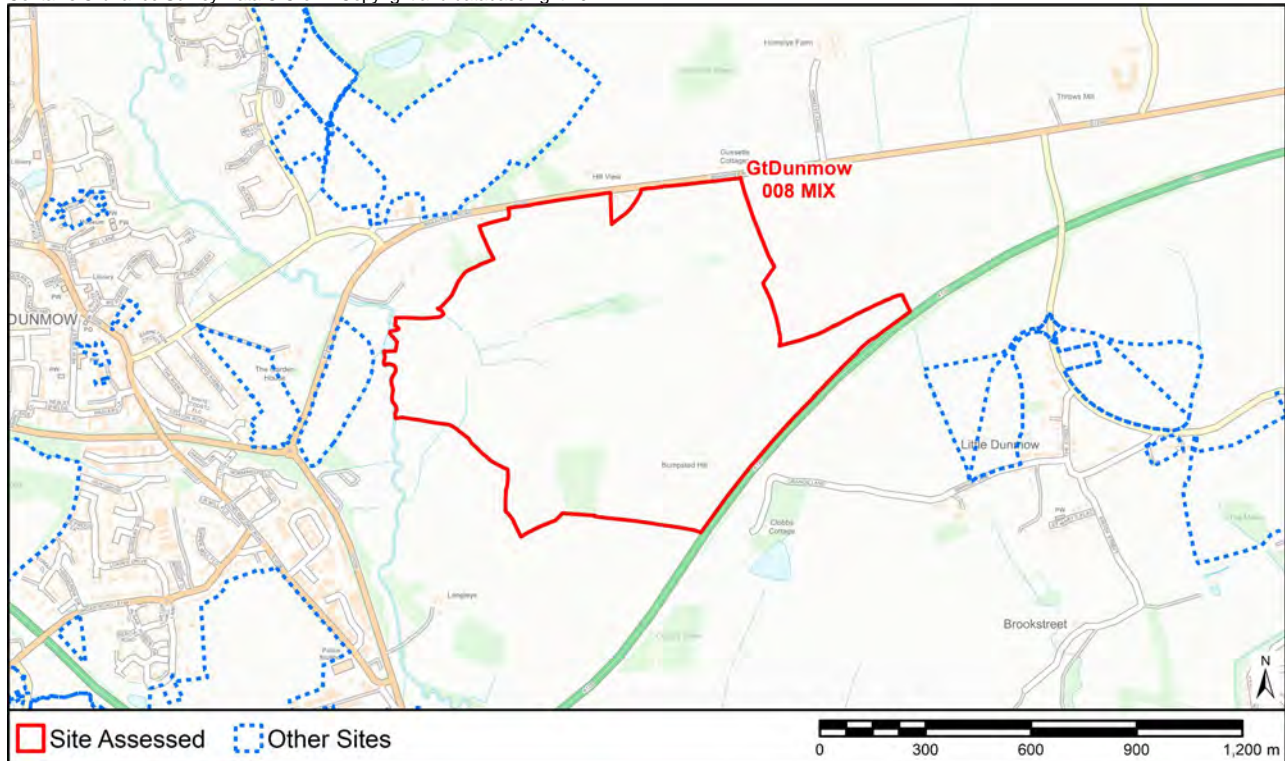
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	1936

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 008 MIX – Land east of Great Dunmow, Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Mixed use neighbourhood
Site Area (ha)	86.31	Developable Area (ha)	79.03
Housing assumed capacity	2330	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	650

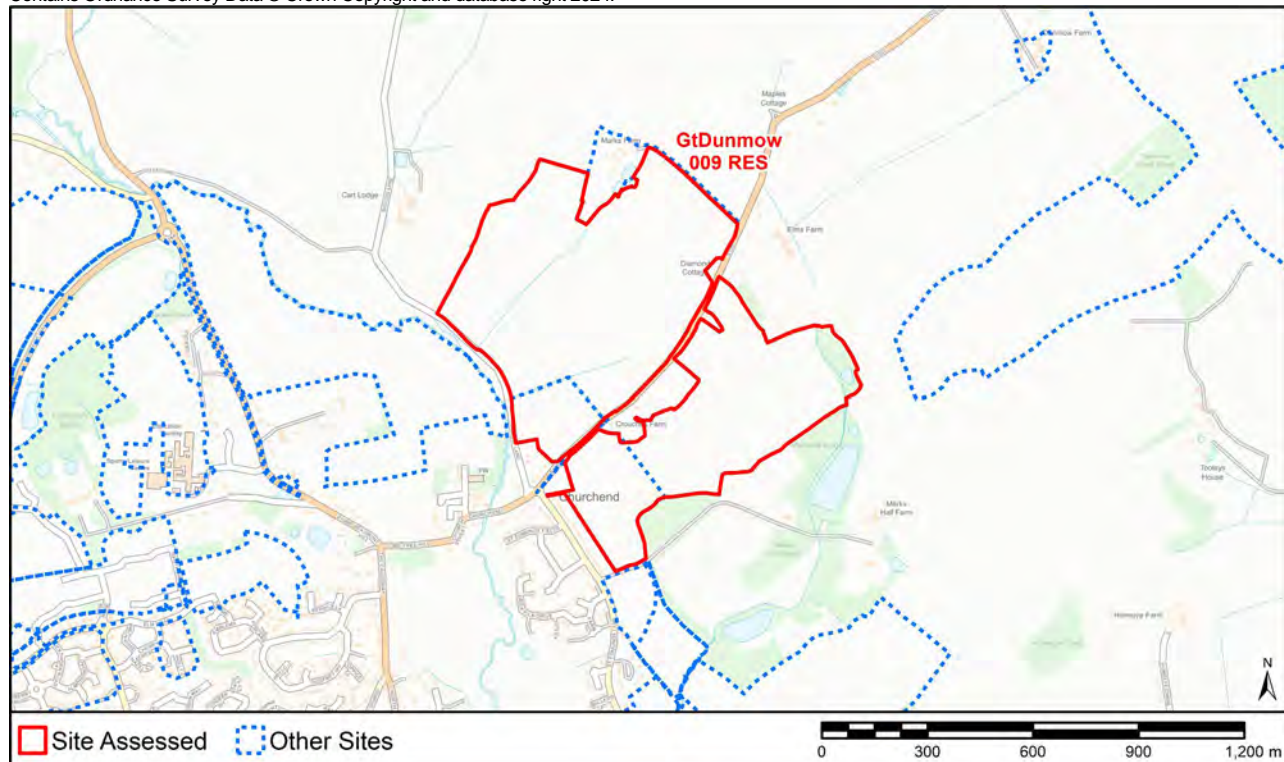
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 009 RES – Land off The Broadway, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential and potential community uses
Site Area (ha)	111.5	Developable Area (ha)	67.91
Housing assumed capacity	3011	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	1331

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

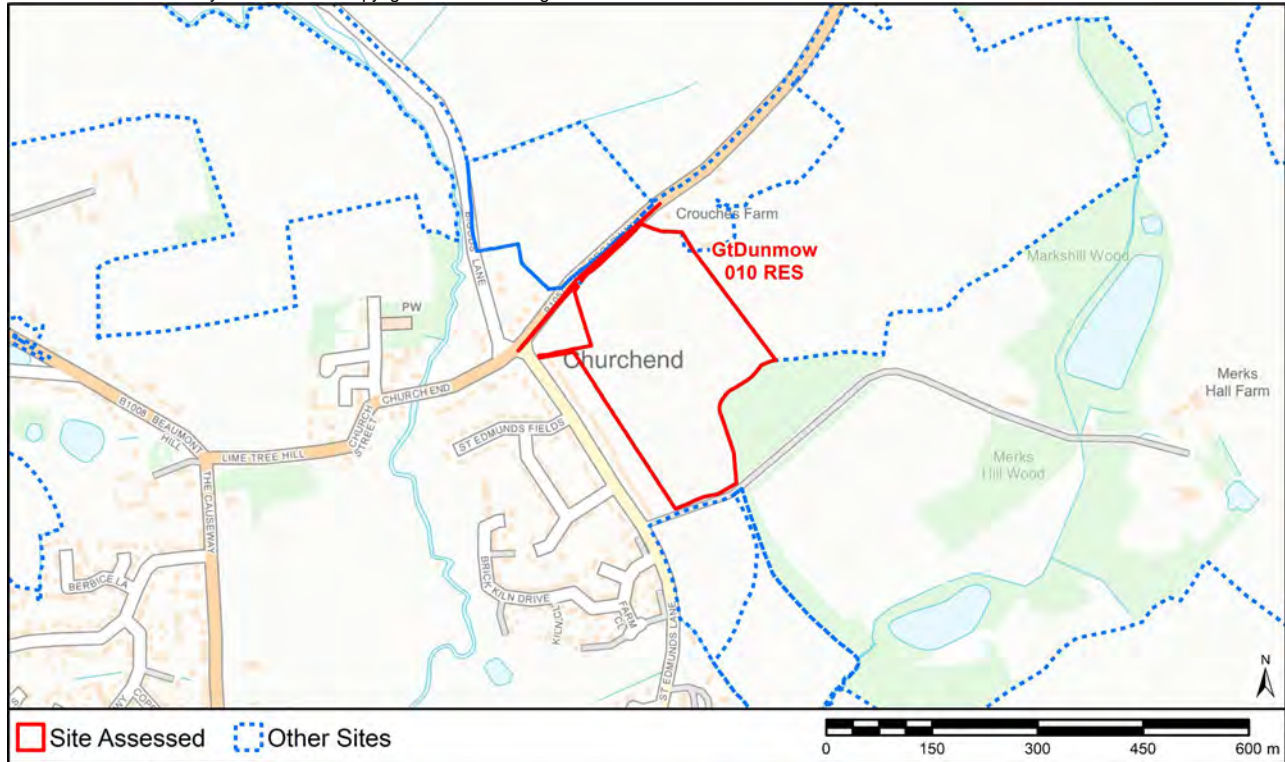
GtDunmow 010 RES – Land off The Broadway, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.69	Developable Area (ha)	6.69
Housing assumed capacity	226	Employment floorspace (sqm)	N/A

Site History

UTT/19/0921/SCO. UTT/19/1802/OP Refused in Feb 2020. - Outline application with all matters reserved except for access for a residential development of up to 115 dwellings (use class C3) including access, landscaping, car parking and associated works.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	226	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

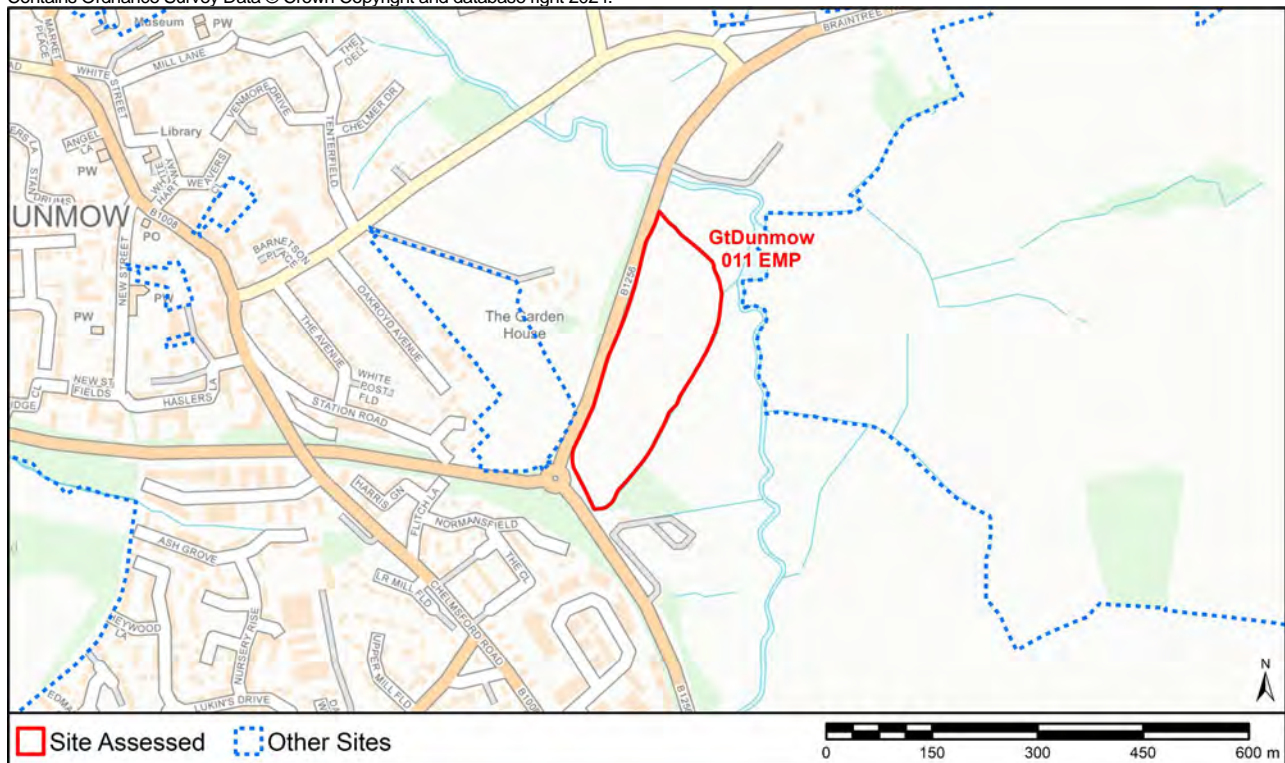
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 011 EMP – Land east of Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Greenfield - however the site benefits from planning permission, App no: 19/1219 for employment and commercial uses.	Proposed Use	Employment and commercial
Site Area (ha)	4.21	Developable Area (ha)	3.47
Housing assumed capacity	N/A	Employment floorspace (sqm)	16840

Site History	UTT/19/1219/FUL approved 26.3.2021 check employment monitoring. Permitted for classic car restoration and storage business totalling 1690sqm and 3no. flexible office buildings totalling 1770sqm Land East Of Braintree Road (B1256) Dunmow - A full application for Refuse Lorry Depot, Classic Car storage and restoration business, flexible office space, enhanced public open space, cycle and pedestrian uses and associated development. Two discharge of condition applications (UTT/23/0298/DOC and UTT/23/0571/DOC) awaiting decision.
---------------------	---

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN

Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a Groundwater Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is BMV. Site has potential archaeological value. Site can be accessed from the main road network. Site has planning permission for employment use which has recently lapsed in March 2024.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	
Achievability commentary	Potentially Achievable subject to further deliverability testing. Site has planning permission for employment use which has recently lapsed in March 2024.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

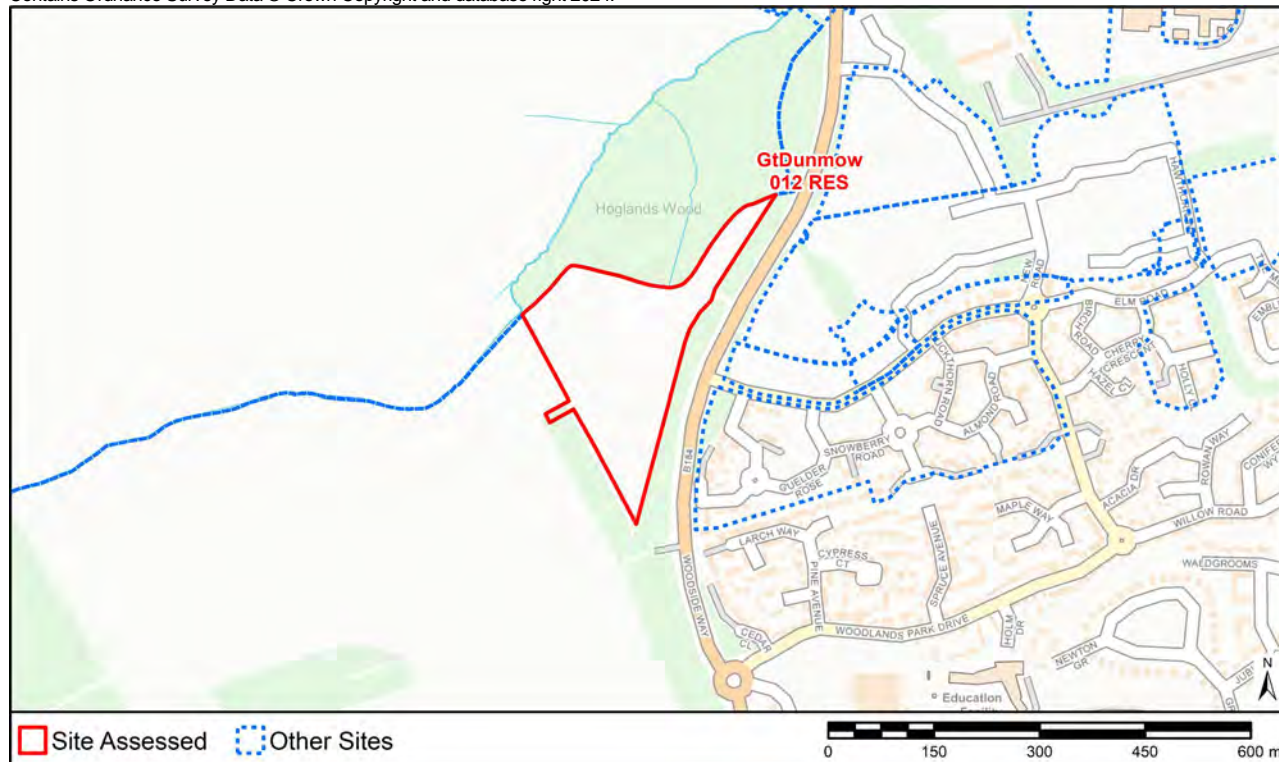
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	16840	N/A	N/A	N/A

GtDunmow 012 RES – Wood Field, Woodside Way, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	5.38	Developable Area (ha)	5.38
Housing assumed capacity	141	Employment floorspace (sqm)	N/A

Site History UTT/22/1802/FUL. Pending decision. 120 dwellings (Class C3), car parking, landscaping, play area and associated infrastructure.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	141	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

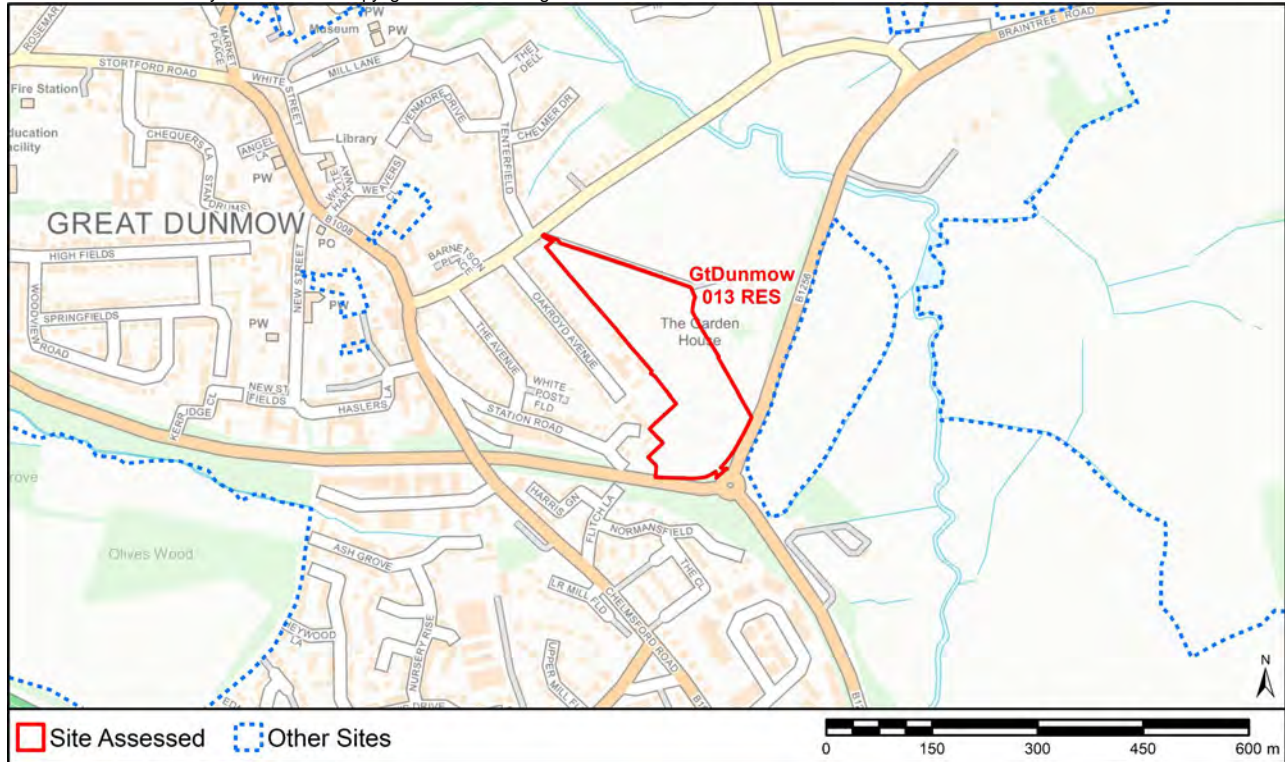
GtDunmow 013 RES – Land north of B1256, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Maintained grassland	Proposed Use	Residential and open space
Site Area (ha)	3.74	Developable Area (ha)	3.74
Housing assumed capacity	98	Employment floorspace (sqm)	N/A

Site History

UTT/20/2613/OP - Refused 26.10.2021 - Outline planning permission, with all matters reserved except for access for the development of up to 38 dwellings, open space, landscaping, drainage infrastructure and associated highway improvements.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a Groundwater Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Site is BMV. Site has potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	98	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 016 RES – Brands Farm, Pharisee Green, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Garden to Pharisee House	Proposed Use	Residential
Site Area (ha)	3.94	Developable Area (ha)	3.94
Housing assumed capacity	103	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

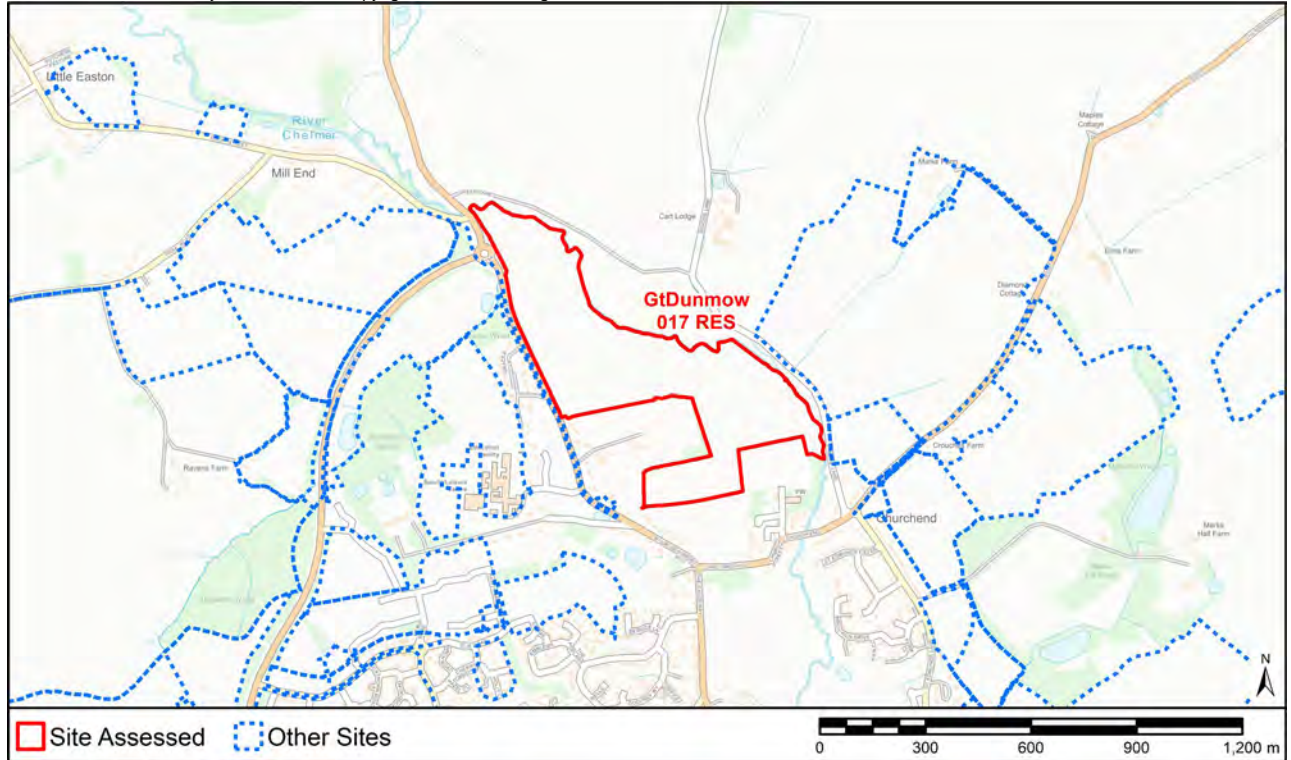
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 017 RES – Land east of B1008, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential and publicly accessible green space
Site Area (ha)	27.54	Developable Area (ha)	19.86
Housing assumed capacity	417	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Site is BMV. Site is partly within a Scheduled Monument. Site has potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	167	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

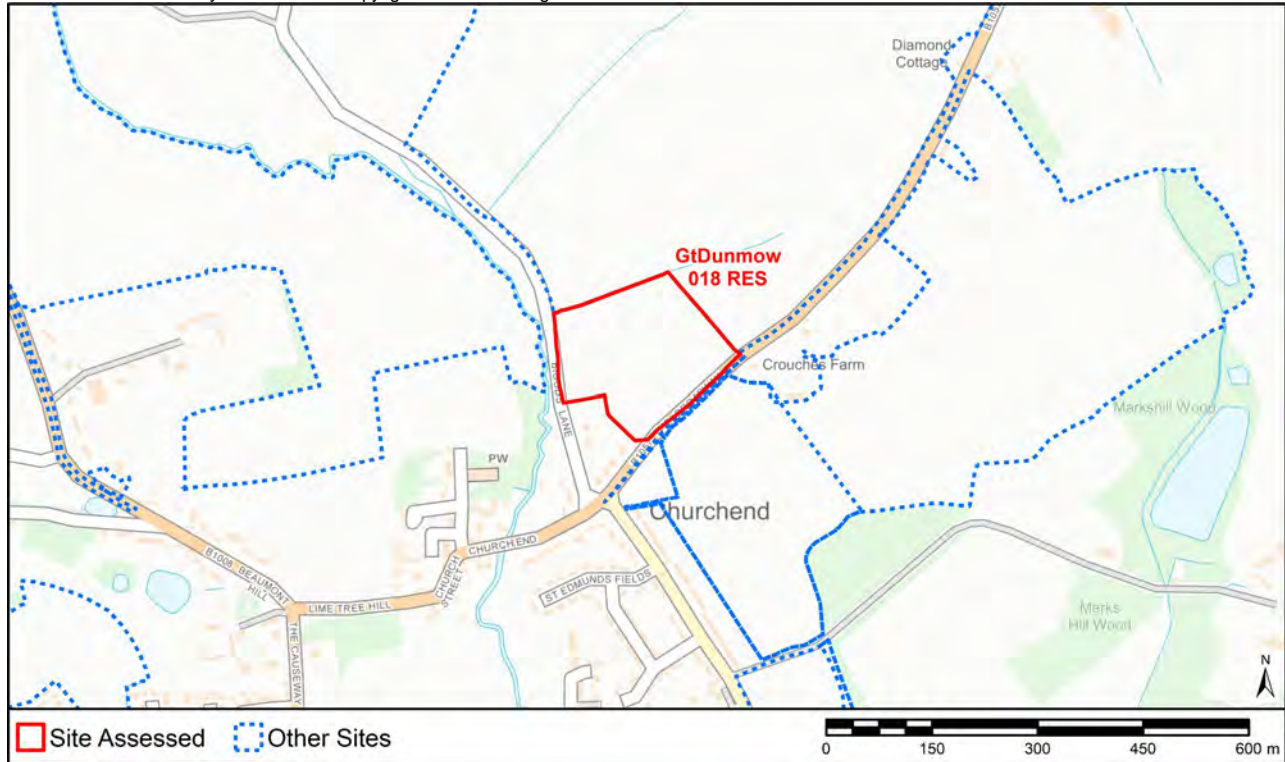
GtDunmow 018 RES – Land east of Bigods Lane, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	3.84	Developable Area (ha)	3.82
Housing assumed capacity	100	Employment floorspace (sqm)	N/A

Site History

UTT/18/3157/OP - Outline application with all matters reserved except for access for residential development of up to 50 units including 50% affordable(25 units) refused. Appeal 19/00107/REF - Dismissed

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	100	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

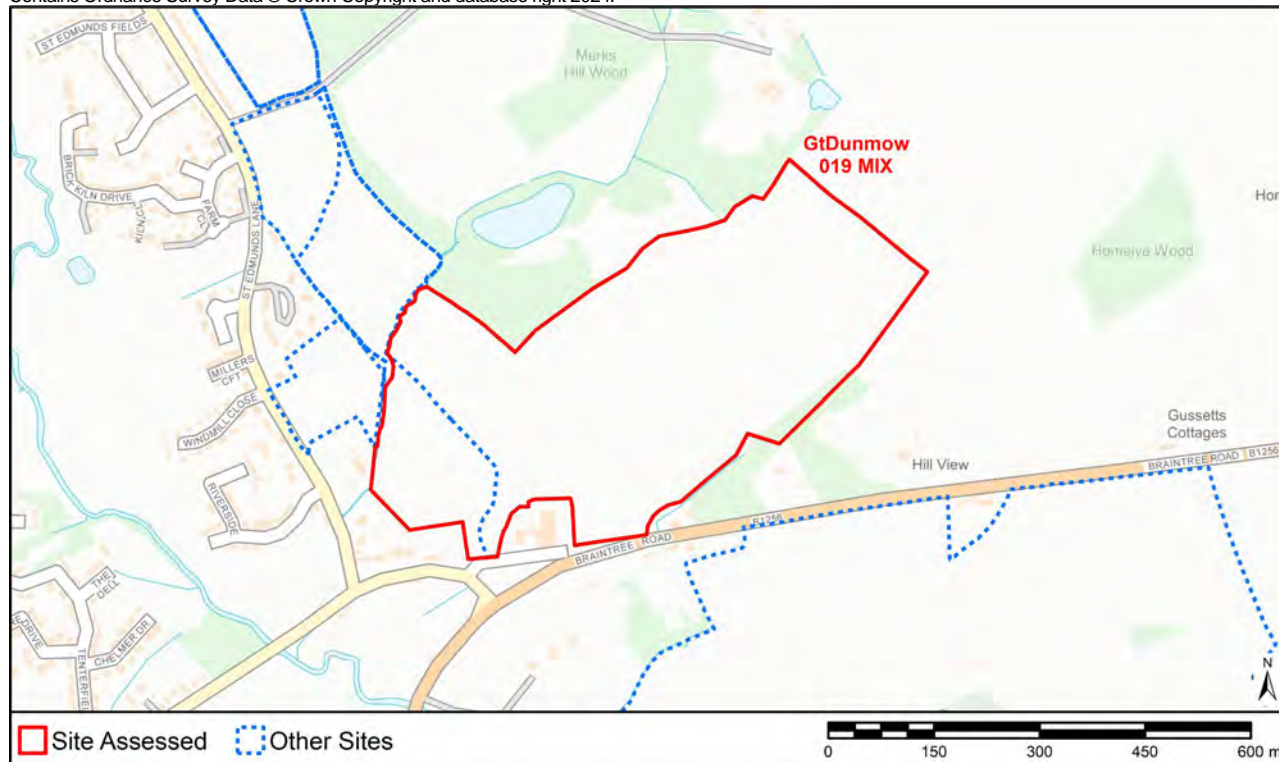
GtDunmow 019 MIX – Land north of Braintree Road, Great Dunmow

Parish	Great Dunmow	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential and/or Commercial
Site Area (ha)	9.08	Developable Area (ha)	9.08
Housing assumed capacity	238	Employment floorspace (sqm)	40,860

Site History

West part of site relates to UTT/21/2719/FUL - Proposed erection of 32 no. self-build and custom build dwellings - Approved 4.11.22

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly adjacent to the built extent of Great Dunmow. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	238	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	40,860	N/A	N/A	N/A

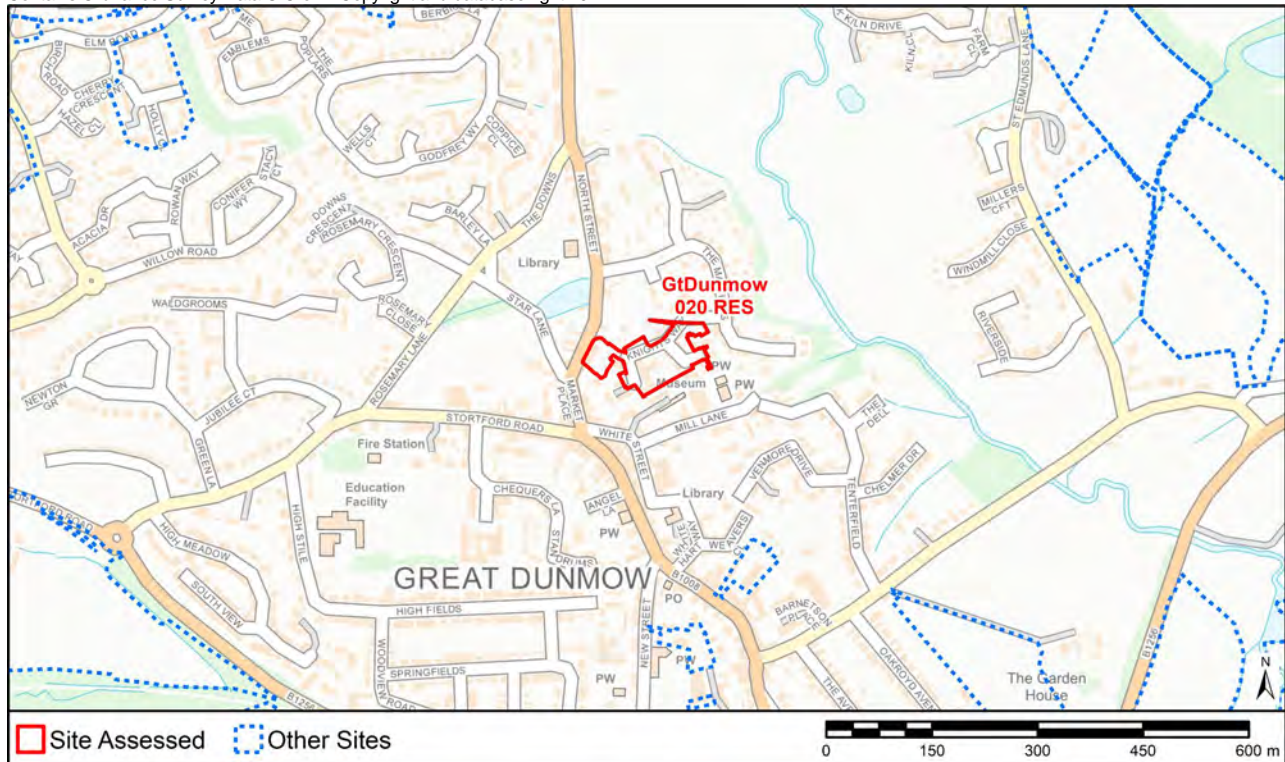
GtDunmow 020 RES – Alexia House, Randall Close. Dunmow, CM6 1UN

Parish	Great Dunmow	Source	Housing Team
Existing Use	Residential - Sheltered Housing	Proposed Use	Residential
Site Area (ha)	0.91	Developable Area (ha)	0.88
Housing assumed capacity	28	Employment floorspace (sqm)	N/A

Site History

UTT/23/2599/FUL Validated 17 October 2023. Proposed demolition of existing Alexia House and erection of 24 affordable flats (for over 60s) including vehicular access off Knights Way and associated external works.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site partly adjacent to the built extent of Great Dunmow. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site has potential archaeological value. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	28	N/A	N/A

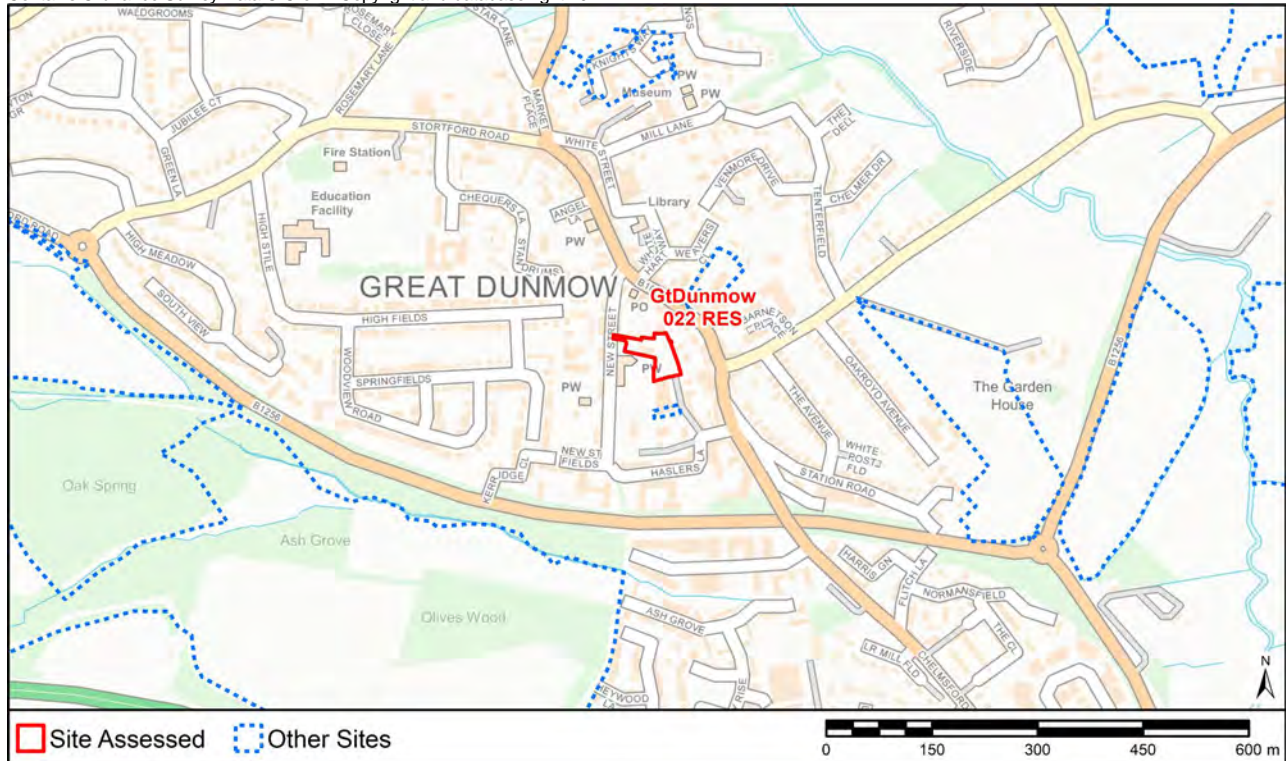
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 022 RES – UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH

Parish	Great Dunmow	Source	Brownfield Land Register
Existing Use	Council depot	Proposed Use	Residential
Site Area (ha)	0.287	Developable Area (ha)	0.26
Housing assumed capacity	9	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site partly adjacent to the built extent of Great Dunmow. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains TPOs. Site has potential archaeological value. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	9	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

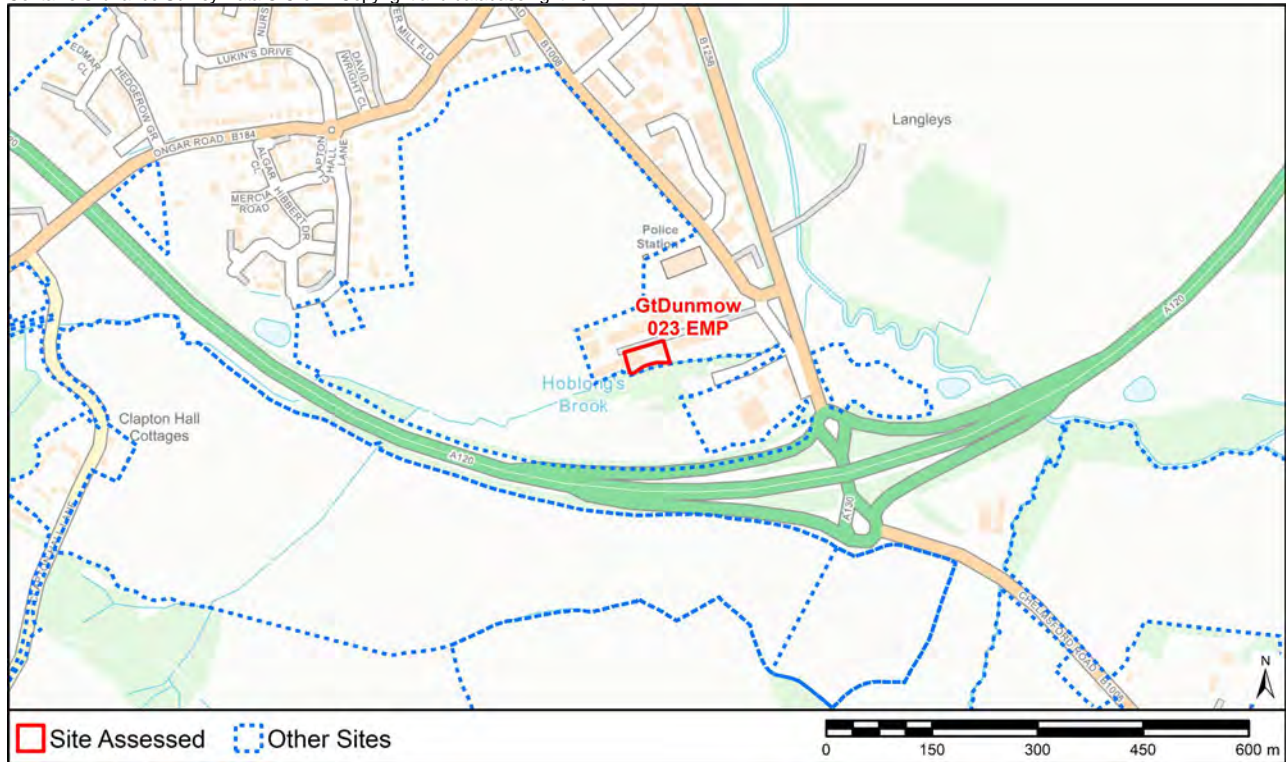
GtDunmow 023 EMP – Unit 9 Hoblongs Chelmsford Road, Great Dunmow, CM6 1LW

Parish	Great Dunmow	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment
Site Area (ha)	0.17	Developable Area (ha)	0.17
Housing assumed capacity	N/A	Employment floorspace (sqm)	680

Site History

UTT/16/2246/FUL Built - Proposed demolition of existing industrial workshop, office and existing paint shop and erection of new industrial workshops with offices and paint shop.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	GREEN
---------------------	---------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Mix of greenfield and brownfield land within the built extent of Great Dunmow. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site may contain BMV. Site has potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	680	N/A	N/A	N/A

GtDunmow 034 RES – Dunmow Farm, The Broadway, Great Dunmow, CM6 3BJ

Parish	Great Dunmow	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.94	Developable Area (ha)	0.84
Housing assumed capacity	38	Employment floorspace (sqm)	N/A

Site History

UTT/18/3084/PAP3Q permitted. UTT/19/2365/FUL refused - Part conversion and part rebuild of existing farm buildings to create 7 no. dwellings with associated works.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	AMBER
---------------------	---------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Site made up of a mix of greenfield and brownfield land, partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains BMV. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	38	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

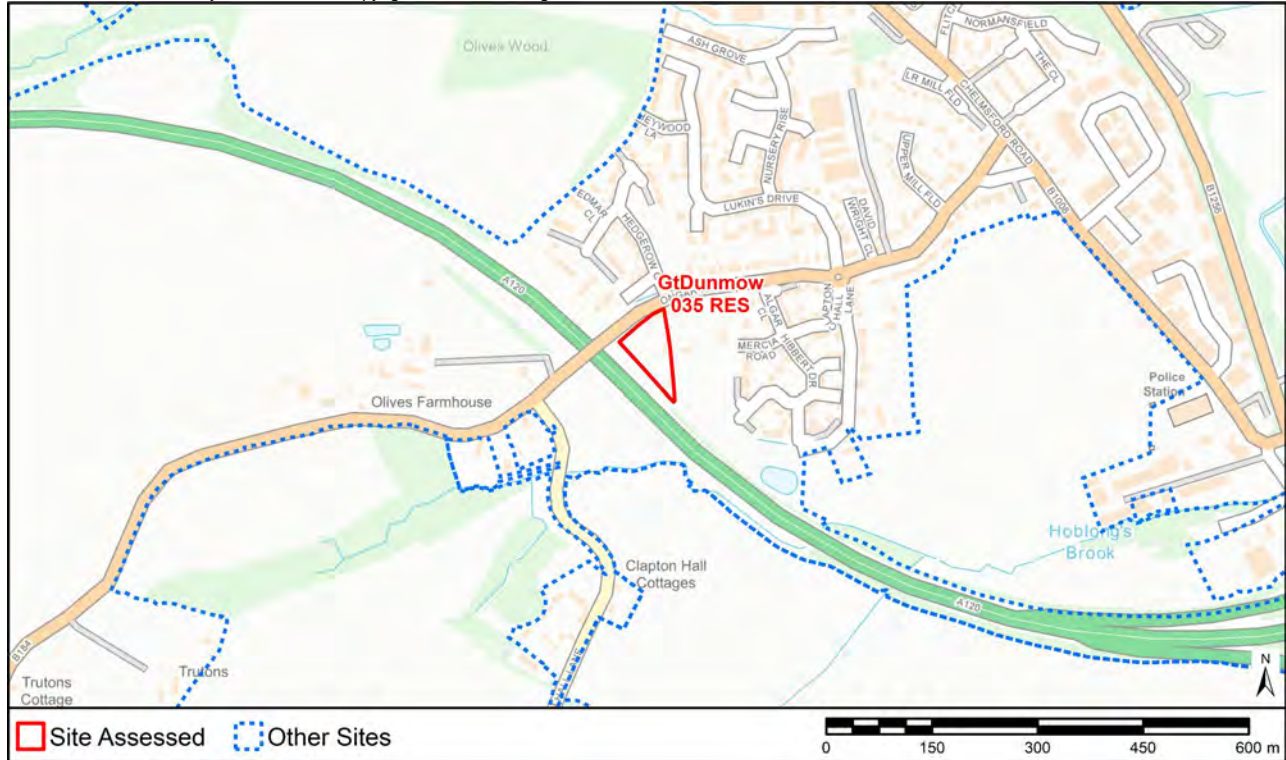
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 035 RES – Tiggers Ongar Road, Great Dunmow, CM6 1EX

Parish	Great Dunmow	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.5	Developable Area (ha)	0.5
Housing assumed capacity	23	Employment floorspace (sqm)	N/A

Site History UTT/18/3089/FUL - Removal of existing mobile home and erection of 9 no. residential dwellings. Approved 10.12.21. Part-built.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site with an extant planning permission for its redevelopment, site proposed for residential development partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a Mineral Consultation Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	23	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

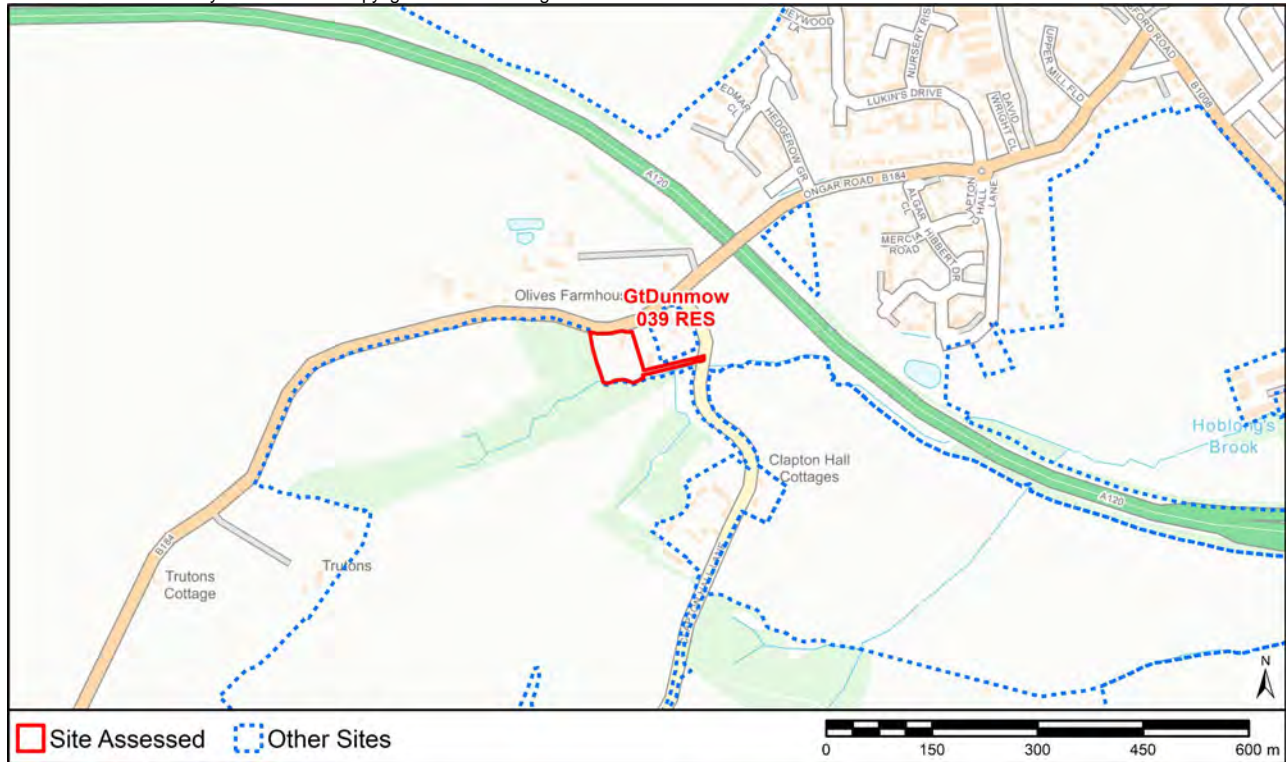
GtDunmow 039 RES – Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF

Parish	Great Dunmow	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.48	Developable Area (ha)	0.48
Housing assumed capacity	22	Employment floorspace (sqm)	N/A

Site History

UTT/20/2556/OP - Outline application with all matters reserved except access for the demolition of existing dwelling and outbuildings and the erection of 5 no. detached dwellings - Approved 2.12.23, UTT/20/1473/DFO under construction March 2022

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Site made up of a mix of greenfield and brownfield land, partly adjacent to the built extent of Great Dunmow. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement to consult Natural England. Site is within the Hatfield Forest Zone of Influence and residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

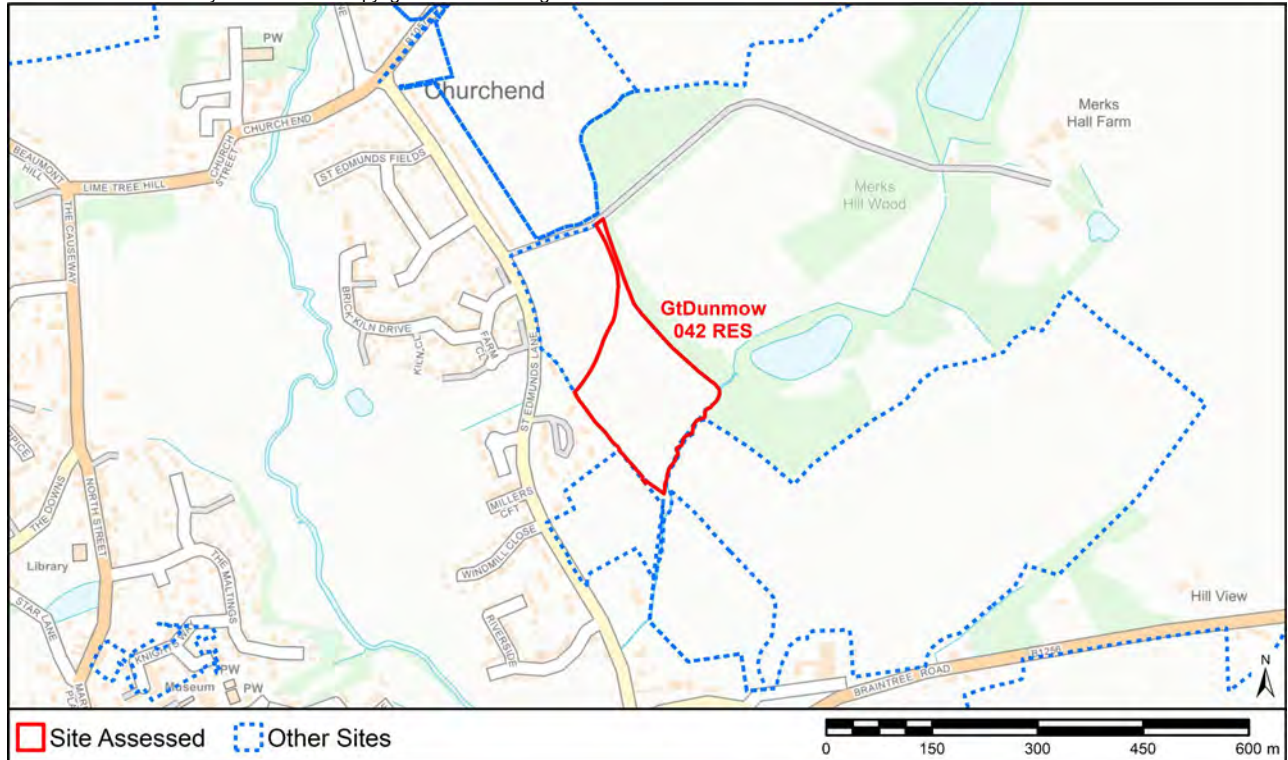
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	22	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 042 RES – Land East Of St Edmunds Lane North Of Tower View Drive, St Edmunds Lane, Great Dunmow

Parish	Great Dunmow	Source	Refused applications
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.92	Developable Area (ha)	2.92
Housing assumed capacity	77	Employment floorspace (sqm)	N/A

Site History UTT/20/1744/FUL Refused. Appeal Dismissed 28.11.22 - Proposed 30 no. Self-build and custom dwellings

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield partly adjacent to the built extent of Great Dunmow. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	77	N/A	N/A	N/A

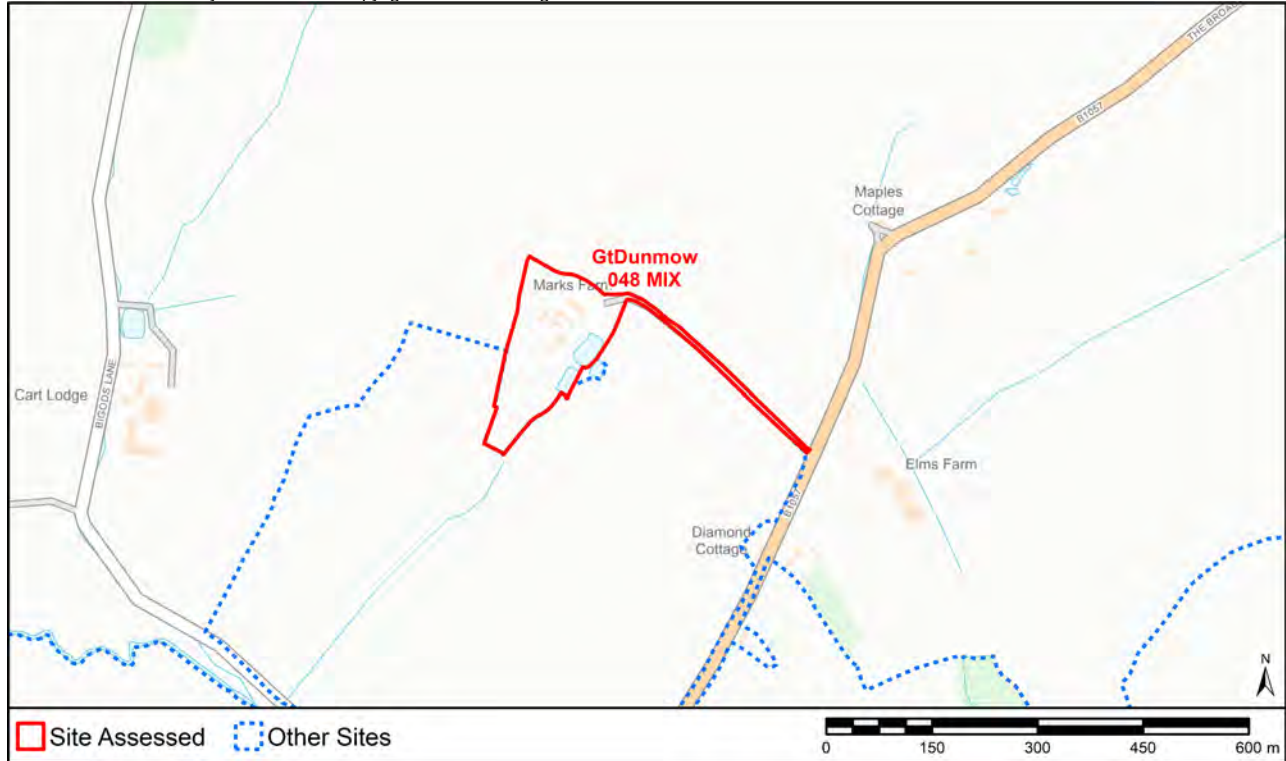
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 048 MIX – Land at Marks Farm House, Great Dunmow

Parish	Great Dunmow	Source	Regulation 18
Existing Use	Agricultural, employment	Proposed Use	Self-build residential, renewables
Site Area (ha)	2.93	Developable Area (ha)	0.95
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use (including residential) development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

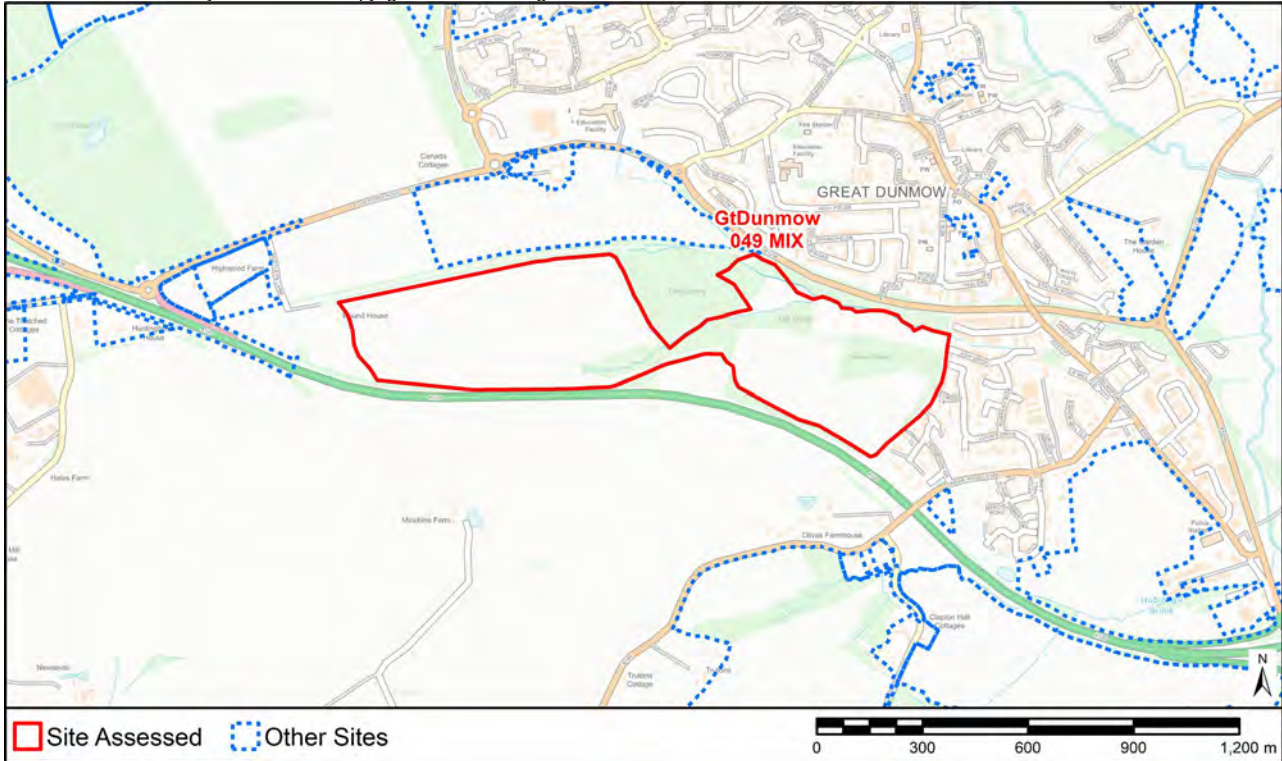
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtDunmow 049 MIX – Land south west of Great Dunmow, Great Dunmow

Parish	Great Dunmow	Source	Regulation 18
Existing Use	Agricultural/grazing, woodland	Proposed Use	Residential, community
Site Area (ha)	49.0875459480286	Developable Area (ha)	49.07
Housing assumed capacity	1104	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed development partly adjacent to the built extent of Great Dunmow. Site is wholly or partially within Important Woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is adjacent or partially within a Mineral Consultation Zone and Mineral Safeguarding Area. Site is within the Impact Risk Zone of High Wood SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site contains TPO's. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	450	450	204	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

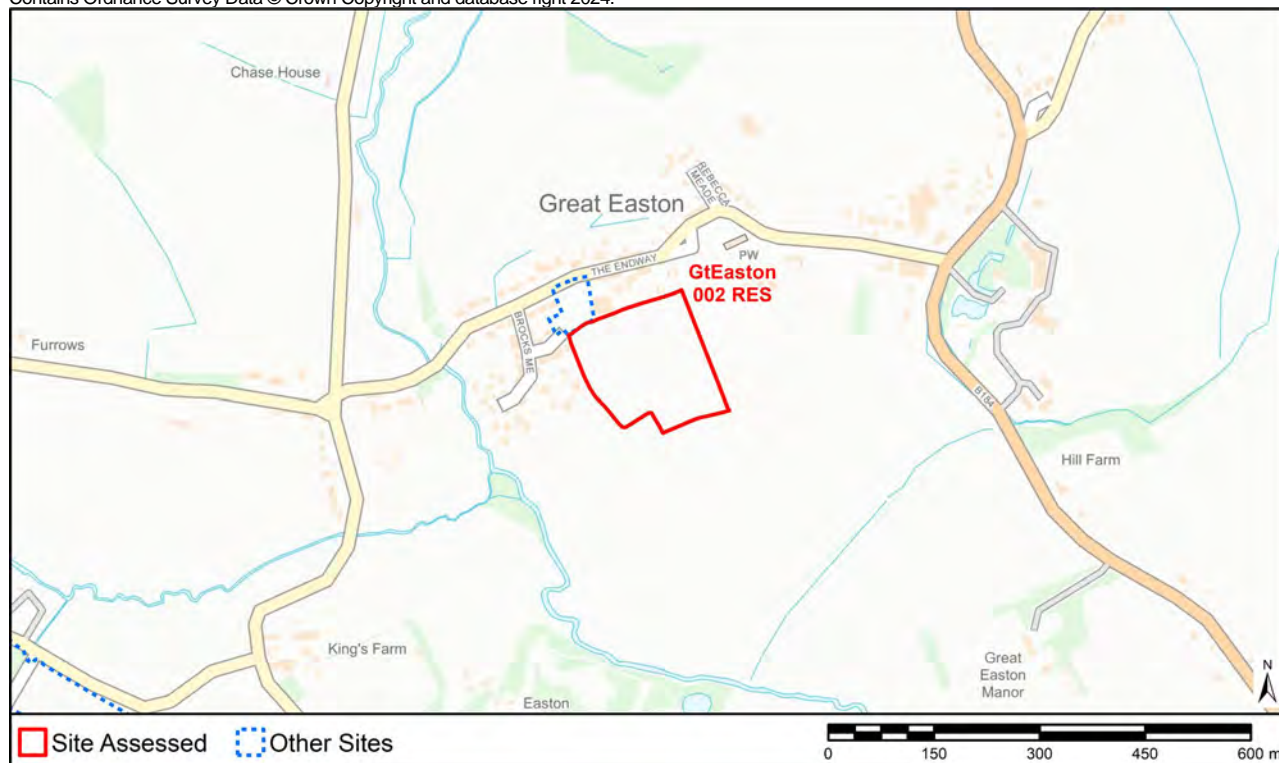
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtEaston 002 RES – Land off Brocks Mead, Great Easton

Parish	Great Easton	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.85	Developable Area (ha)	2.85
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History None

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use (including residential) development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtHallingbury 002 EMP – Thremhall Park, Start Hill, Bishop’s Stortford

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Business Park	Proposed Use	Business Park expansion
Site Area (ha)	0.275	Developable Area (ha)	0.25
Housing assumed capacity	N/A	Employment floorspace (sqm)	2750

Site History

UTT/20/0398/FUL Approved 23.4.2020. Application to vary condition on UTT/16/0735/FUL (‘The erection of four buildings to provide offices with cafe, gym and function room together with the provision of new hard surfaced parking.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, within the parish of Great Hallingbury but adjacent to Bishop's Stortford and proposed for employment development. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains TPOs. Potential archaeological value. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

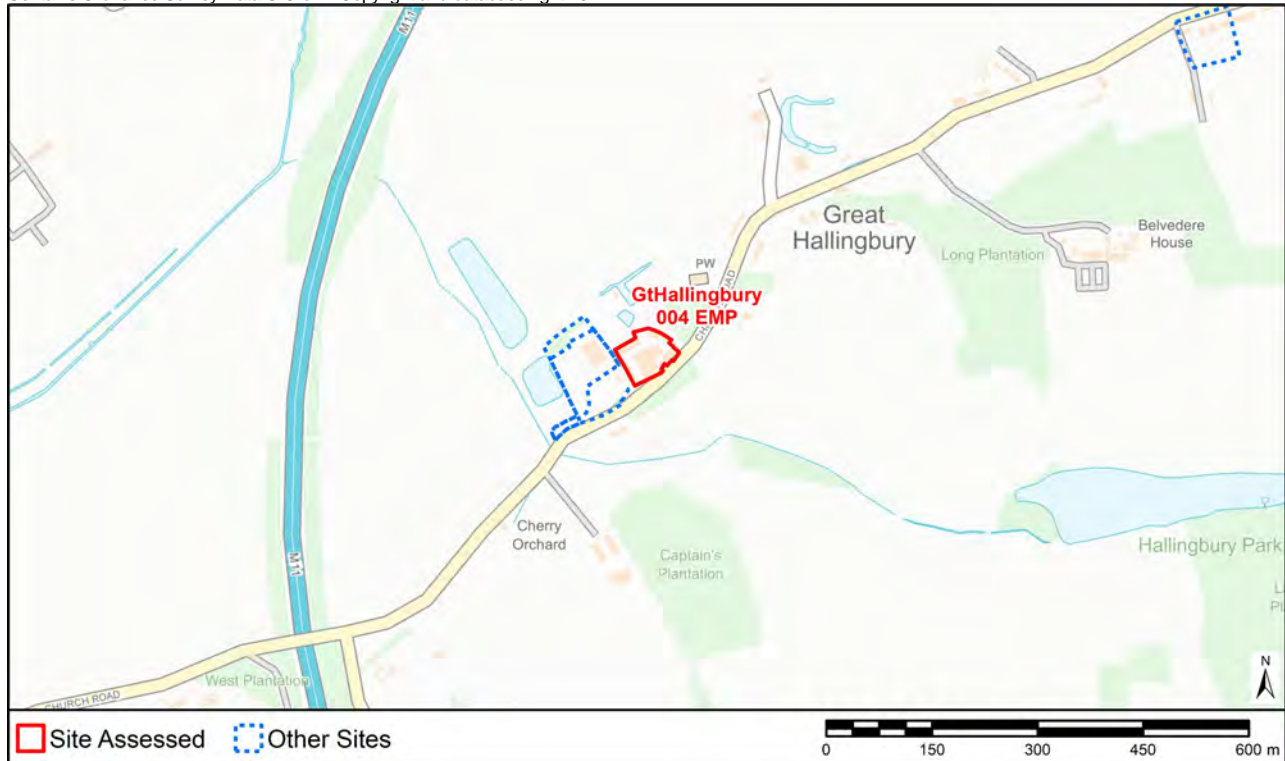
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	2750	N/A	N/A

GtHallingbury 004 EMP – Hall Farm Barns, Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Former agricultural	Proposed Use	Commercial
Site Area (ha)	0.43	Developable Area (ha)	0.37
Housing assumed capacity	N/A	Employment floorspace (sqm)	1720
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Potential BMV. Potential archaeological value. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

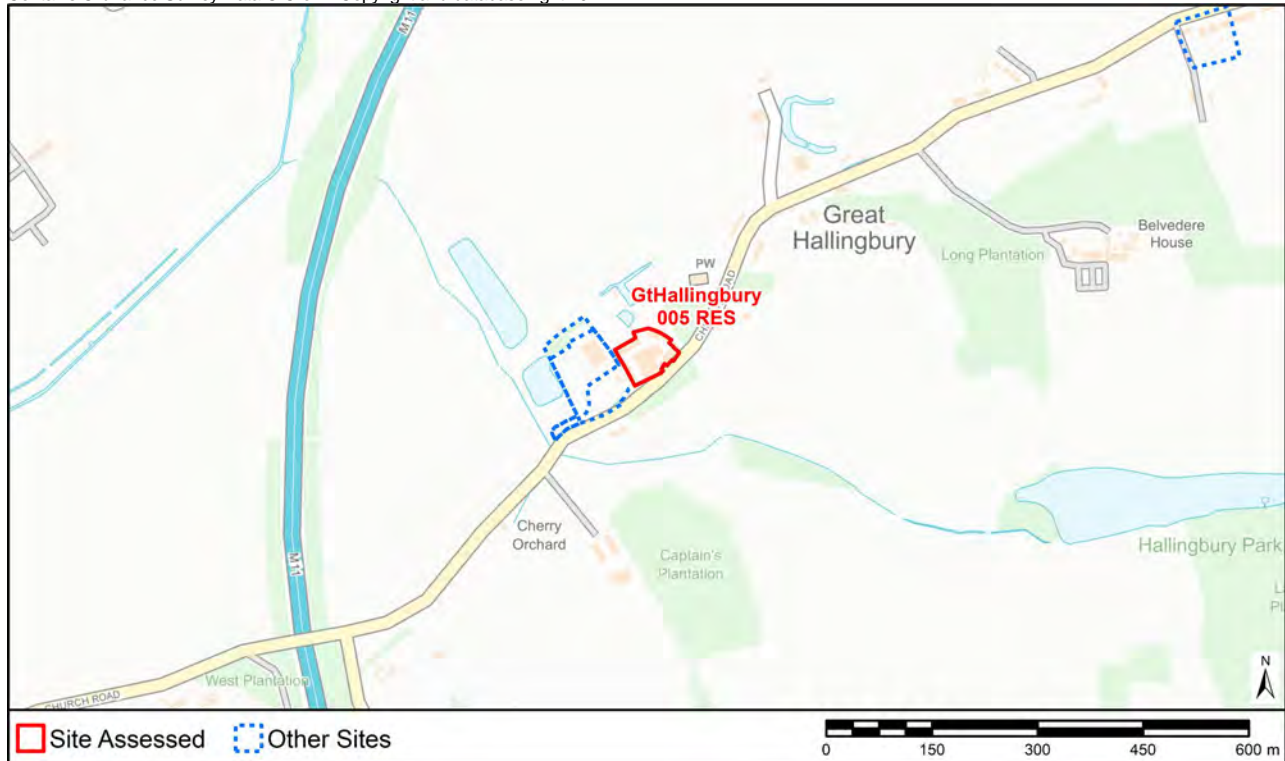
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	1720	N/A	N/A	N/A

GtHallingbury 005 RES – Hall Farm Barns, Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Former agricultural	Proposed Use	Residential
Site Area (ha)	0.43	Developable Area (ha)	0.37
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

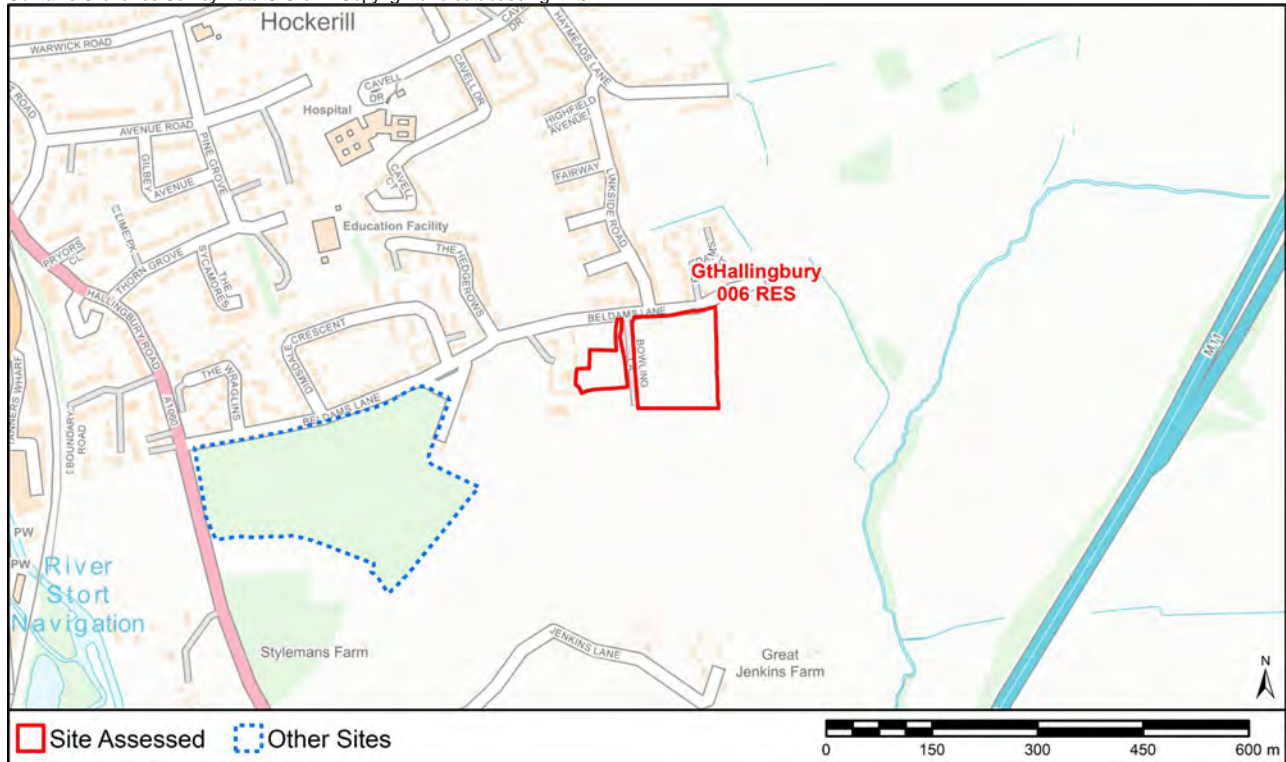
GtHallingbury 006 RES – Land south of Beldams Lane, Bishop’s Stortford

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.93	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/2755/OP Approved 31.5.22 - Outline application with all matters reserved for 14 no. dwellings (Class C3), parking, landscaping and all associated development

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

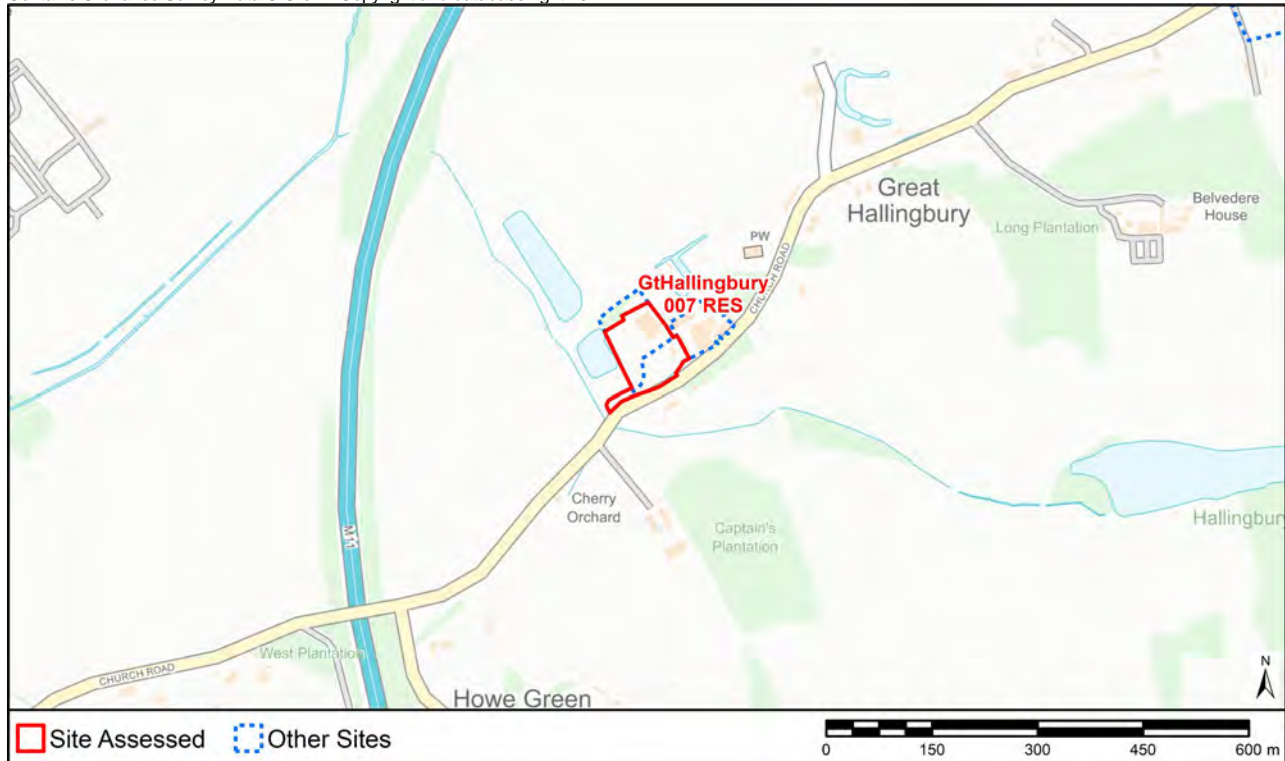
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtHallingbury 007 RES – Land at Hall Farm Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural / residential	Proposed Use	Residential
Site Area (ha)	0.95	Developable Area (ha)	0.95
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtHallingbury 008 EMP – Land at Hall Farm Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment - use class B8 (storage or distribution) and/or class E(g)(iii) ((light industrial)) use, including landscaping and habitat creation.
Site Area (ha)	0.78	Developable Area (ha)	0.78
Housing assumed capacity	N/A	Employment floorspace (sqm)	3120
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

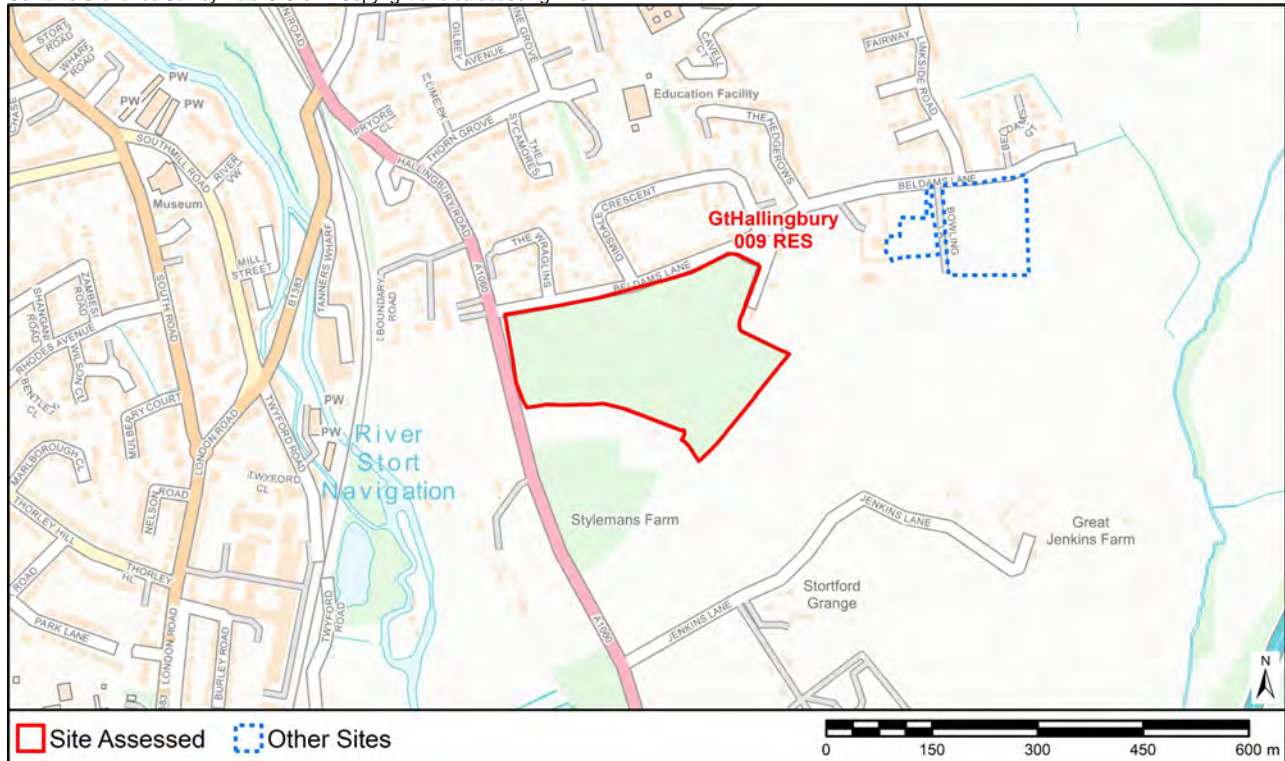
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3120	N/A	N/A	N/A

GtHallingbury 009 RES – Beldams Lane, Bishop’s Stortford

Parish	Great Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential / other (biodiversity)
Site Area (ha)	6.49	Developable Area (ha)	0.07
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtHallingbury 010 RES – Newlands, Woodside Cottage & Oakside Church Road, Great Hallingbury

Parish	Great Hallingbury	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.53	Developable Area (ha)	0.53
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/0831/10/FUL. 1 unit outstanding at March 2022

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtHallingbury 011 RES – Land South East Of Great Hallingbury, Manor Bedlars, Green Road, Tilekiln Green, Great Hallingbury

Parish	Great Hallingbury	Source	Housing Land Monitoring
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	2.02	Developable Area (ha)	2.02
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	UTT/16/3669/OP, UTT/20/0336/DFO. Under construction.		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	RED
----------------------------	---------	-----------------------------	------------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

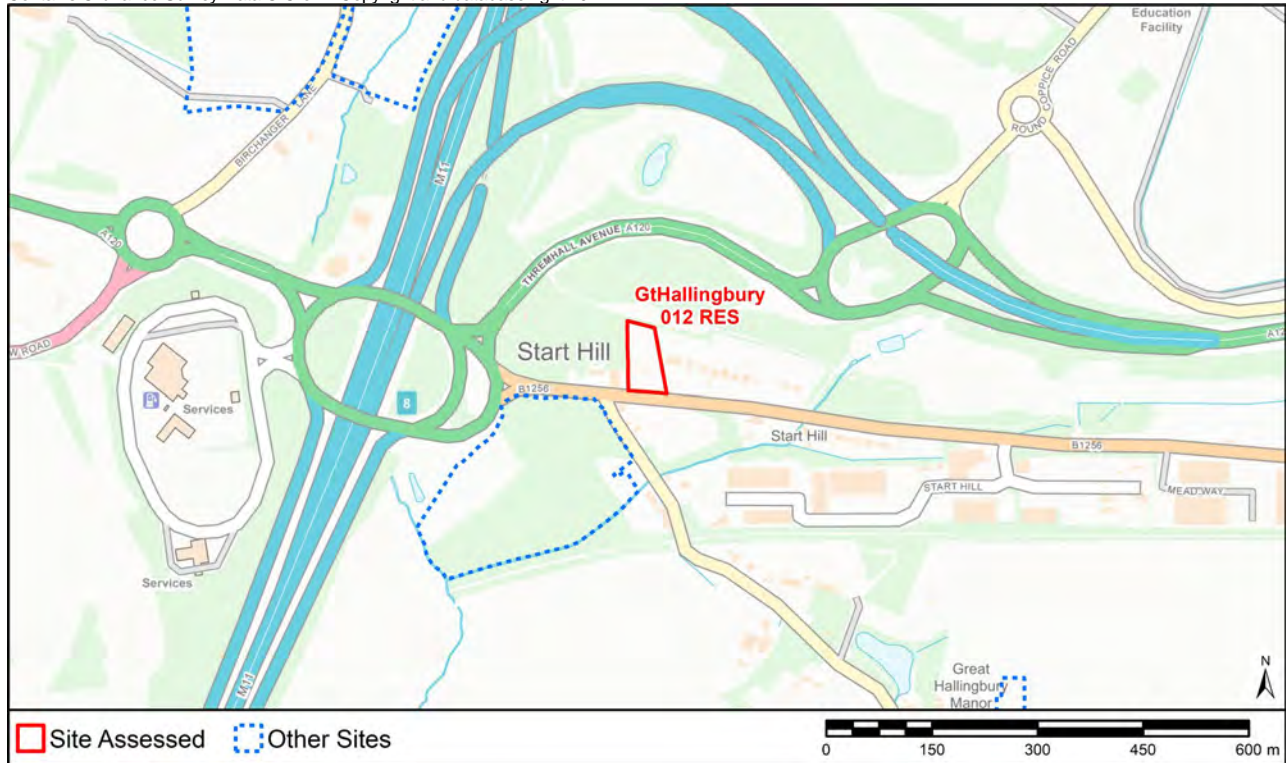
GtHallingbury 012 RES – Barnmead, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, CM22 7TA

Parish	Great Hallingbury	Source	Housing Land Monitoring
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	0.44	Developable Area (ha)	0.44
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/1982/FUL Demolition of existing dwelling house and replacement with 9 dwelling houses & associated works - Approved 4th Jan 2019. Under construction at March 2022

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtHallingbury 014 EMP – Land At Tilekiln Green, Start Hill, Great Hallingbury, CM22 7TA

Parish	Great Hallingbury	Source	Refused applications
Existing Use	Grassland	Proposed Use	Logistics
Site Area (ha)	5.17	Developable Area (ha)	5.01
Housing assumed capacity	N/A	Employment floorspace (sqm)	20680

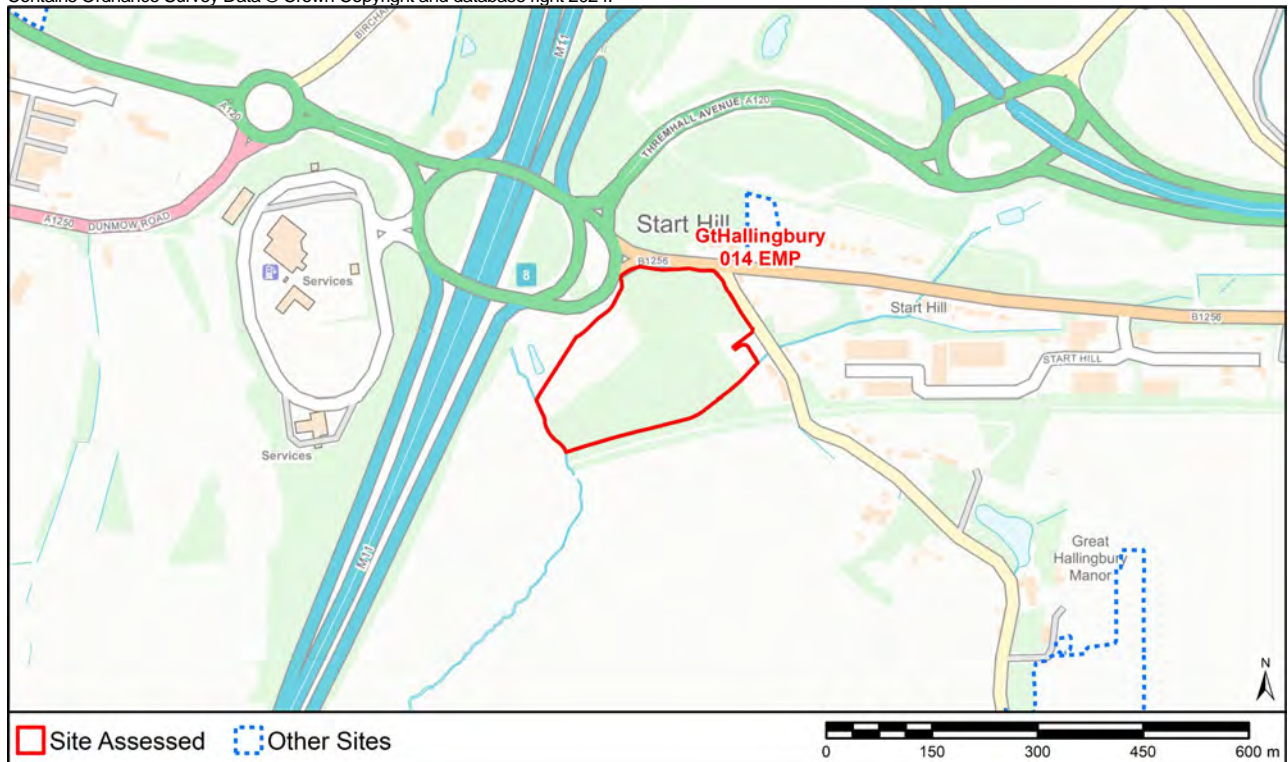
Site History

UTT/21/0332/FUL Refused - Development of the site to create an open logistics facility with associated new access, parking areas and ancillary office and amenity facilities.

UTT/22/0267/FUL Refused 14.2.23 - Creation of an open logistics facility with associated new access and ancillary office with amenity facilities

UTT/23/0950/PINS Refused - 27 July 2023 - Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN

Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

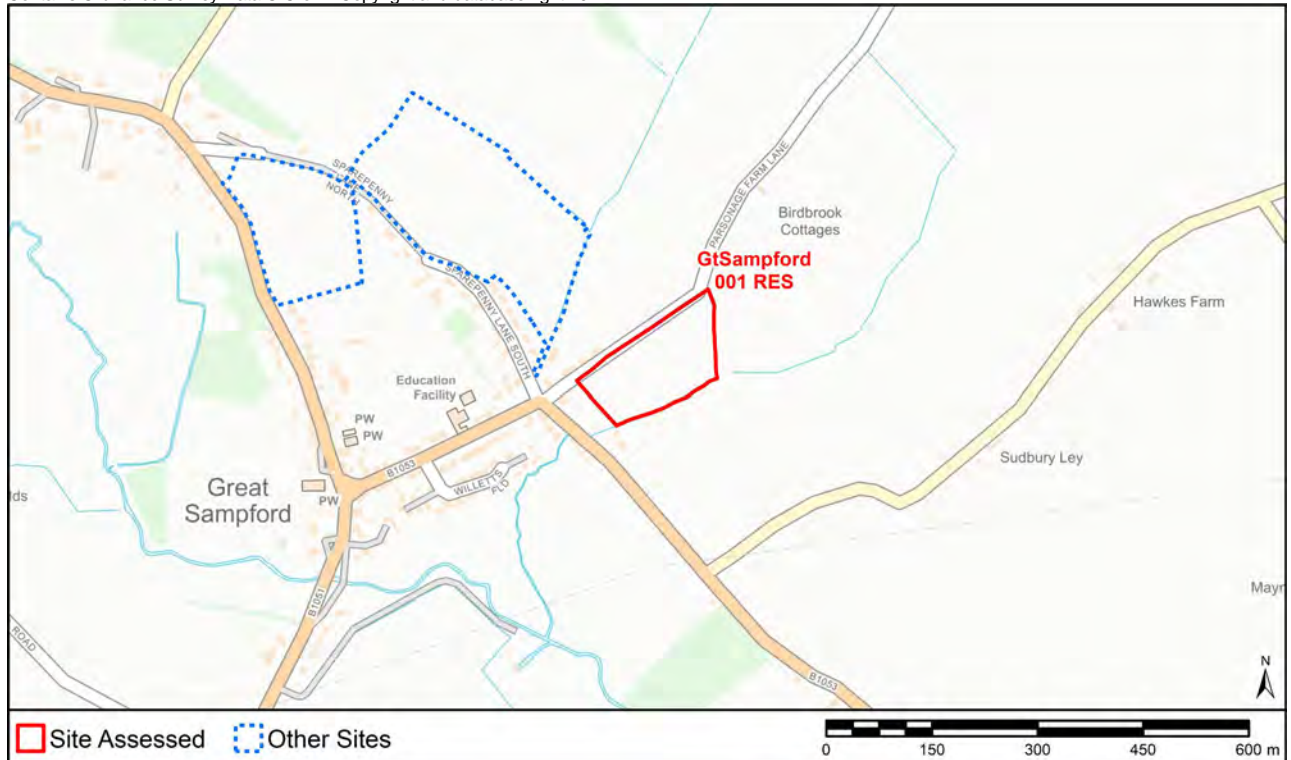
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	20680	N/A	N/A	N/A

GtSampford 001 RES – Monks Field, Parsonage Farm, Lane Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Greenfield/Agricultural	Proposed Use	Residential & A1 Retail with Playground and Community Garden
Site Area (ha)	2.01	Developable Area (ha)	2.01
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	UTT/21/1618/OP refused. UTT/22/1275/OP Refused 10.2.23. Outline planning permission with all matters reserved apart from access for a residential and community development including 27 dwellings (14 private and 13 affordable) a community shop, a play area, shared gardens and public green space and all associated parking.
---------------------	--

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtSampford 002 RES – Land east of Moor End, Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Unused/ deserted former quarry	Proposed Use	Residential
Site Area (ha)	0.2	Developable Area (ha)	0.2
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/1655/FUL refused. UTT/20/0300/FUL refused & dismissed at appeal 9.6.2021. Construction of 5no dwellings.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

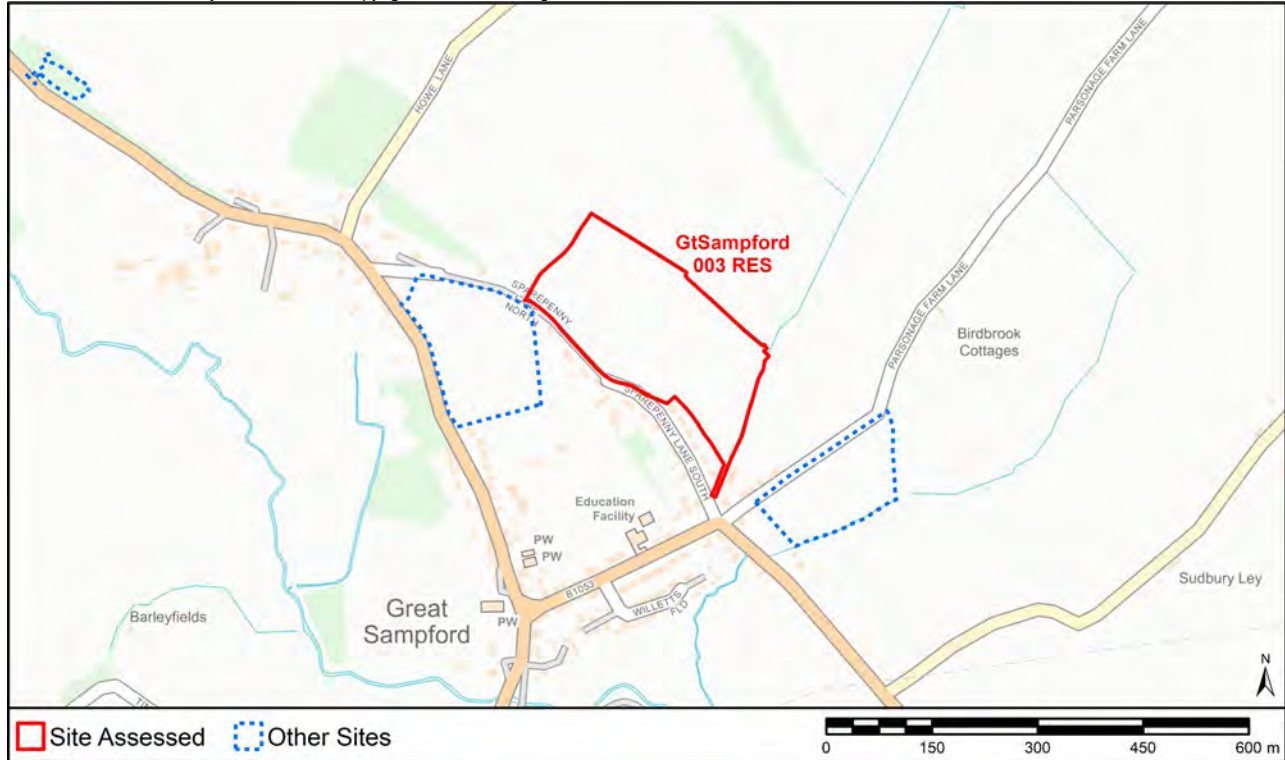
GtSampford 003 RES – Land at Sparepenny Lane, Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	5.6	Developable Area (ha)	5.6
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/16/2555/OP appeal dismissed. UTT/22/0618/OP refused 24.11.22. Outline application with all matters reserved except access and layout for the erection of 18 no. dwellings, community building, provision of allotment gardens, surface water drainage pond and associated means of vehicular and pedestrian access.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

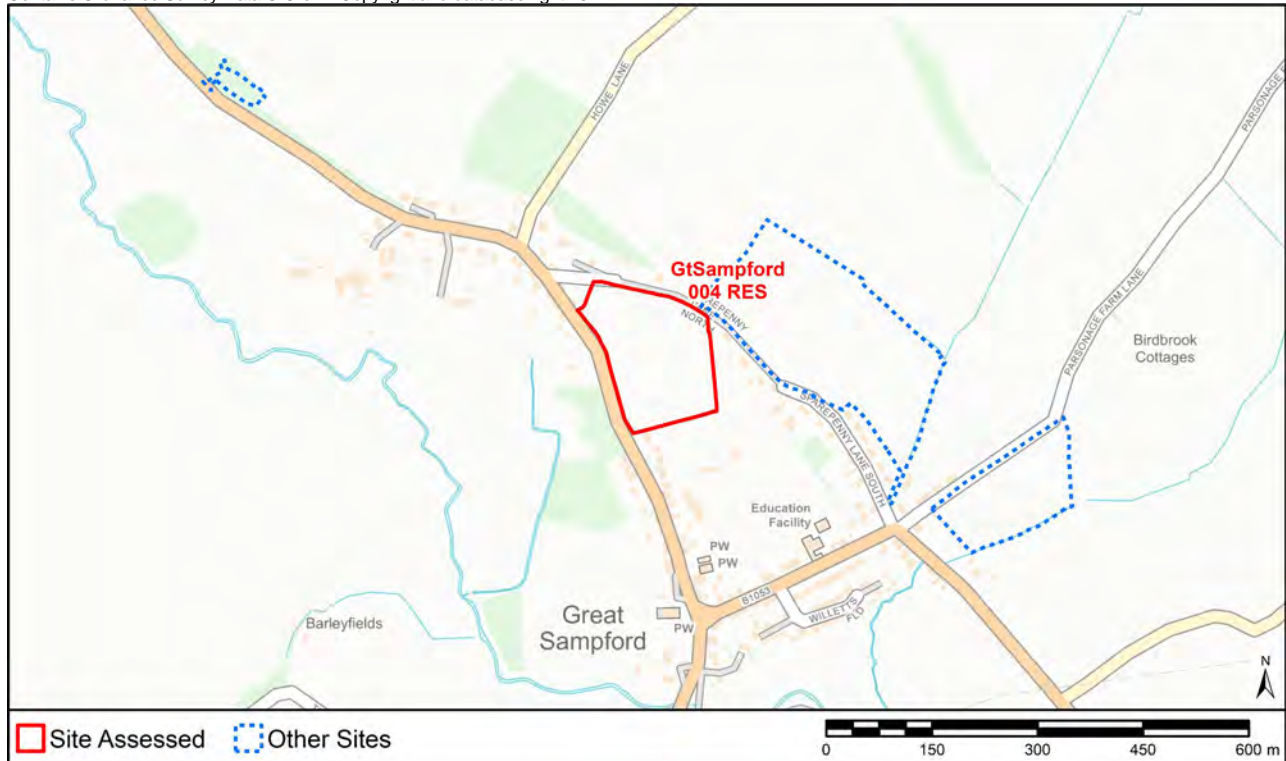
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

GtSampford 004 RES – Land south of Spare Penny Lane North Great Sampford

Parish	Great Sampford	Source	Call for sites
Existing Use	Seasonal horse grazing land	Proposed Use	Residential
Site Area (ha)	2.78	Developable Area (ha)	2.77
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

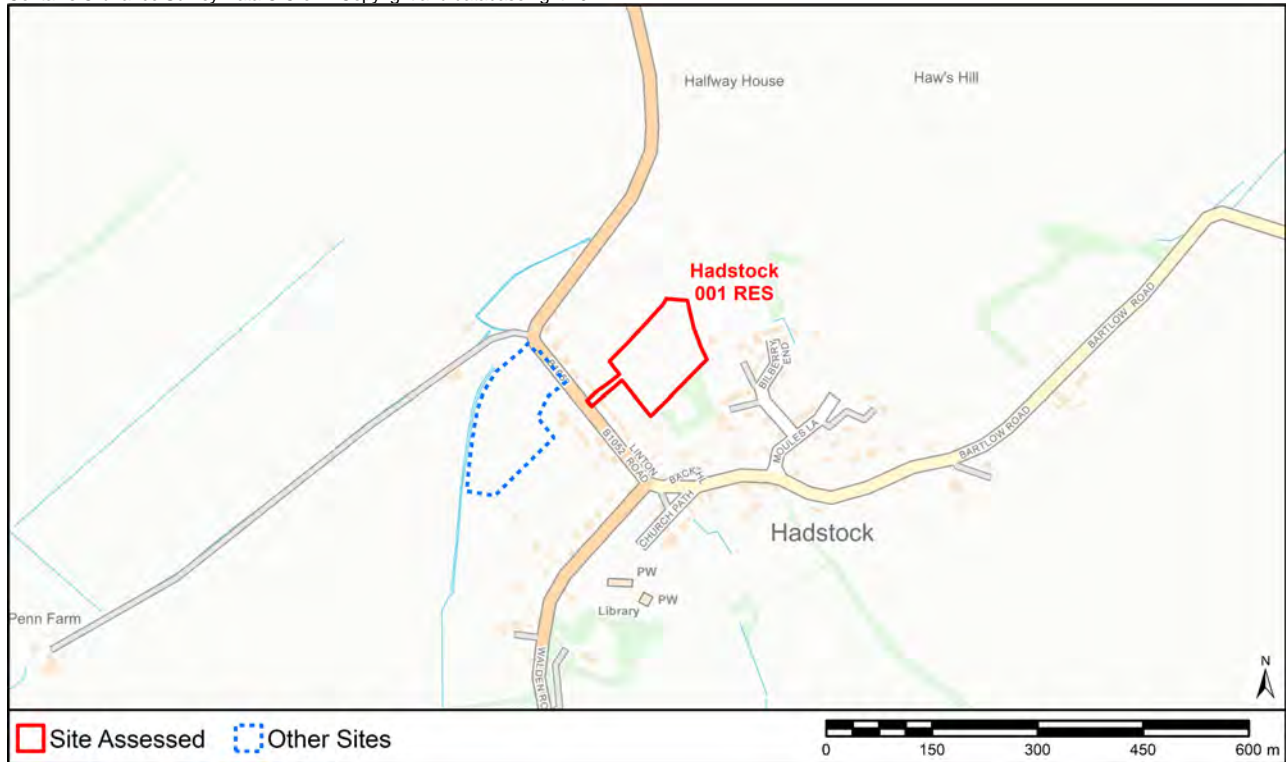
Hadstock 001 RES – Land to 5 The Row, Linton Road, Hadstock

Parish	Hadstock	Source	Call for sites
Existing Use	Paddock	Proposed Use	Residential
Site Area (ha)	1.3	Developable Area (ha)	1.3
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/23/1866/OP Refused 15 Sep 2023. Outline planning application with all matters reserved except access, scale and layout for 2 no. self-build detached bungalows.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

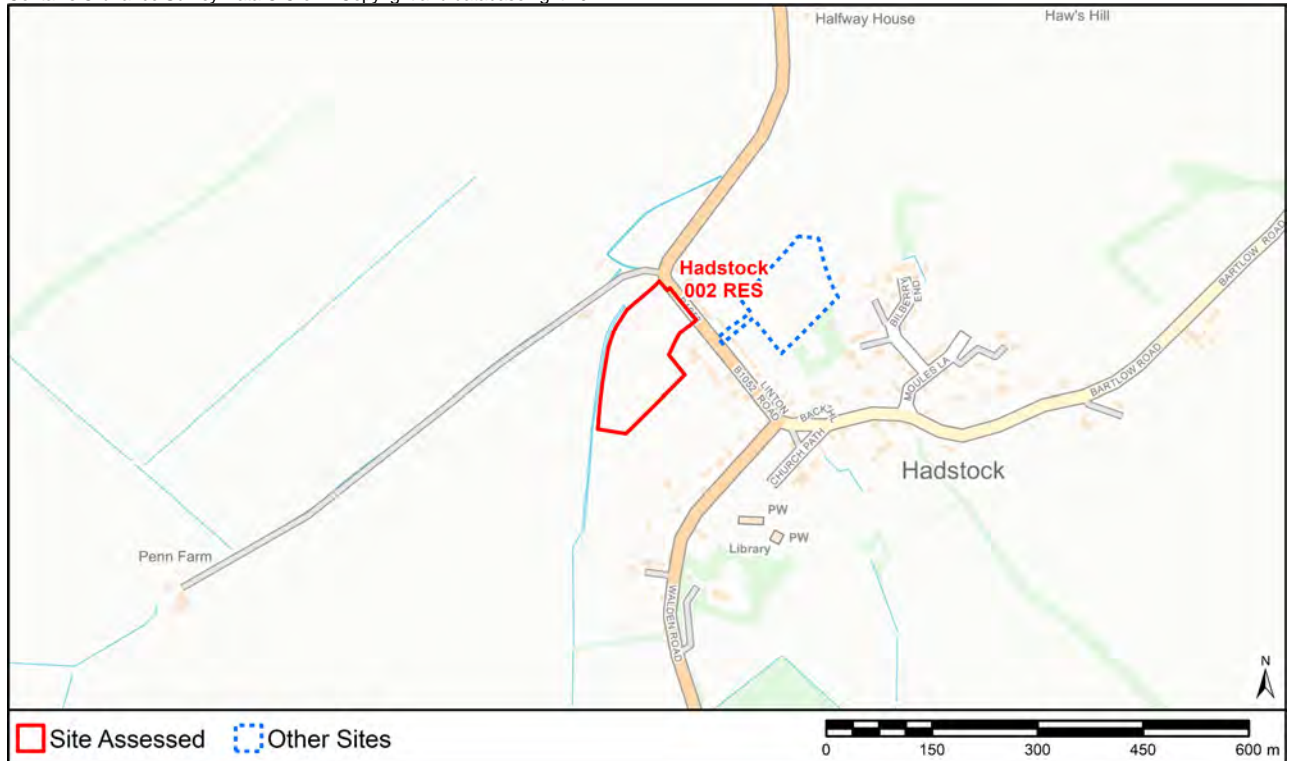
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Hadstock 002 RES – Land on Linton Road, Hadstock

Parish	Hadstock	Source	Call for sites
Existing Use	Paddock & green pasture	Proposed Use	Paddock/Agricultural
Site Area (ha)	1.71	Developable Area (ha)	1.71
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

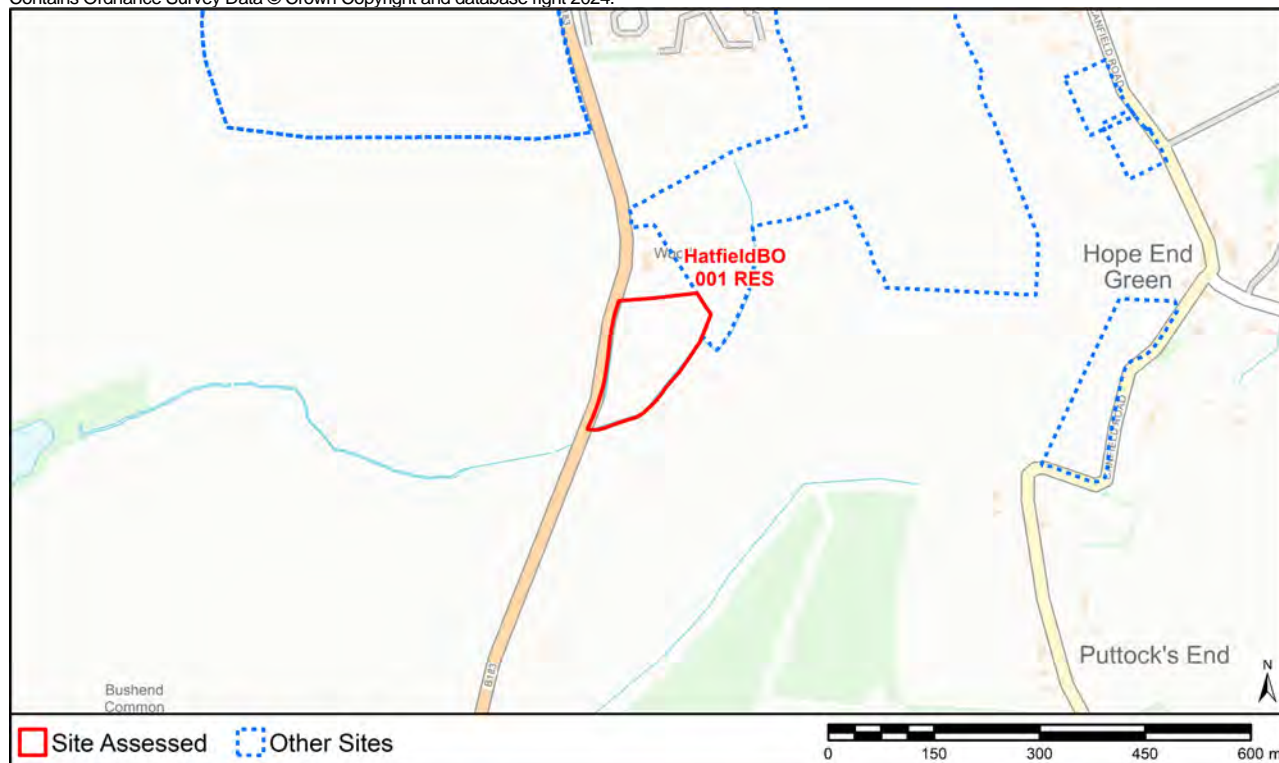
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 001 RES – Land formerly part of Woodlands, Hatfield Broad, Oak Road, Takeley

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	1.93	Developable Area (ha)	1.93
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

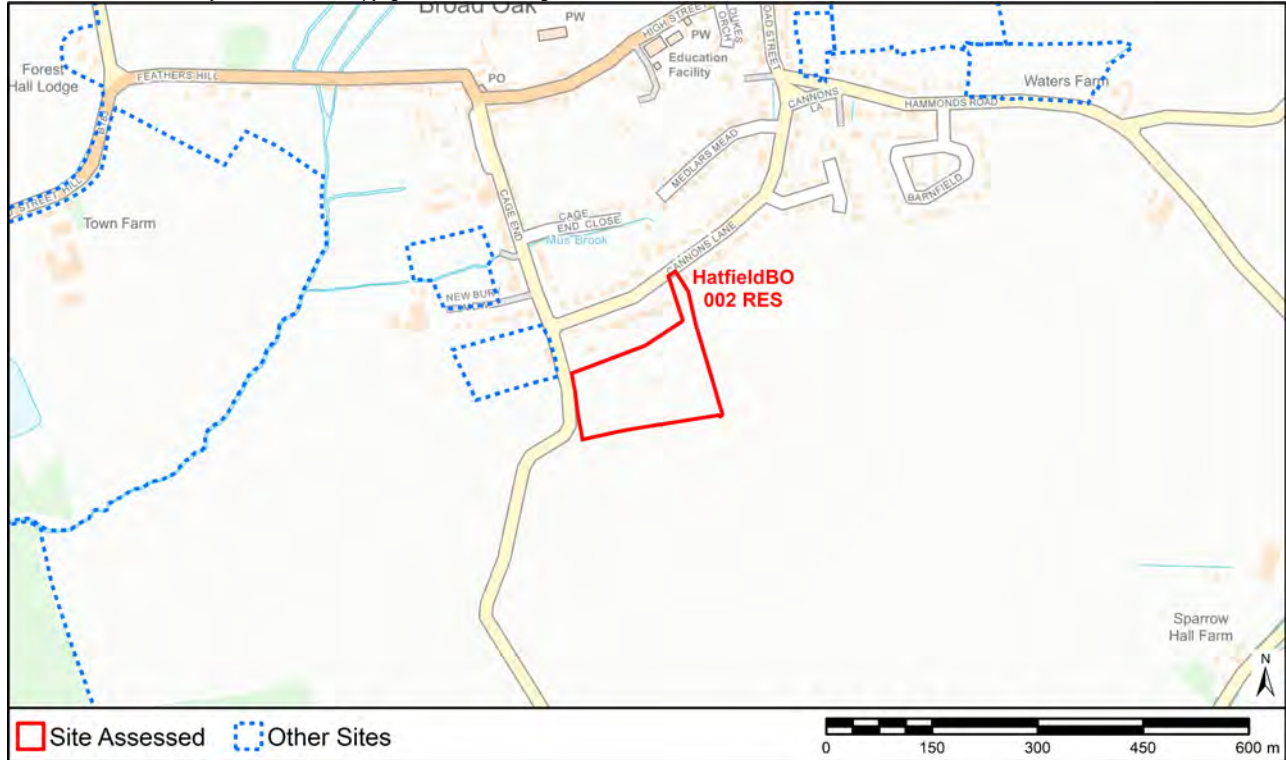
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 002 RES – Land south of Cannons Lane, Hatfield, Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.34	Developable Area (ha)	2.34
Housing assumed capacity	61	Employment floorspace (sqm)	N/A

Site History UTT/21/3298/FUL Refused- Erection of 30 dwellings with open space, landscaping, access and associated infrastructure

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. Suitable access could be potentially created off Cannons Lane. The site is assessed as having a moderate-high landscape sensitivity, as it contributes to the rural setting of Hatfield Broad Oak and has clear views into the site from Three Forests Way. Public Rights of Way runs north-south through the site on its eastern edge. The site has limited contribution the setting and significance of the Hatfield Broad Oak Conservation Area and other identified designated and non-designated heritage assets. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	61	N/A	N/A	N/A

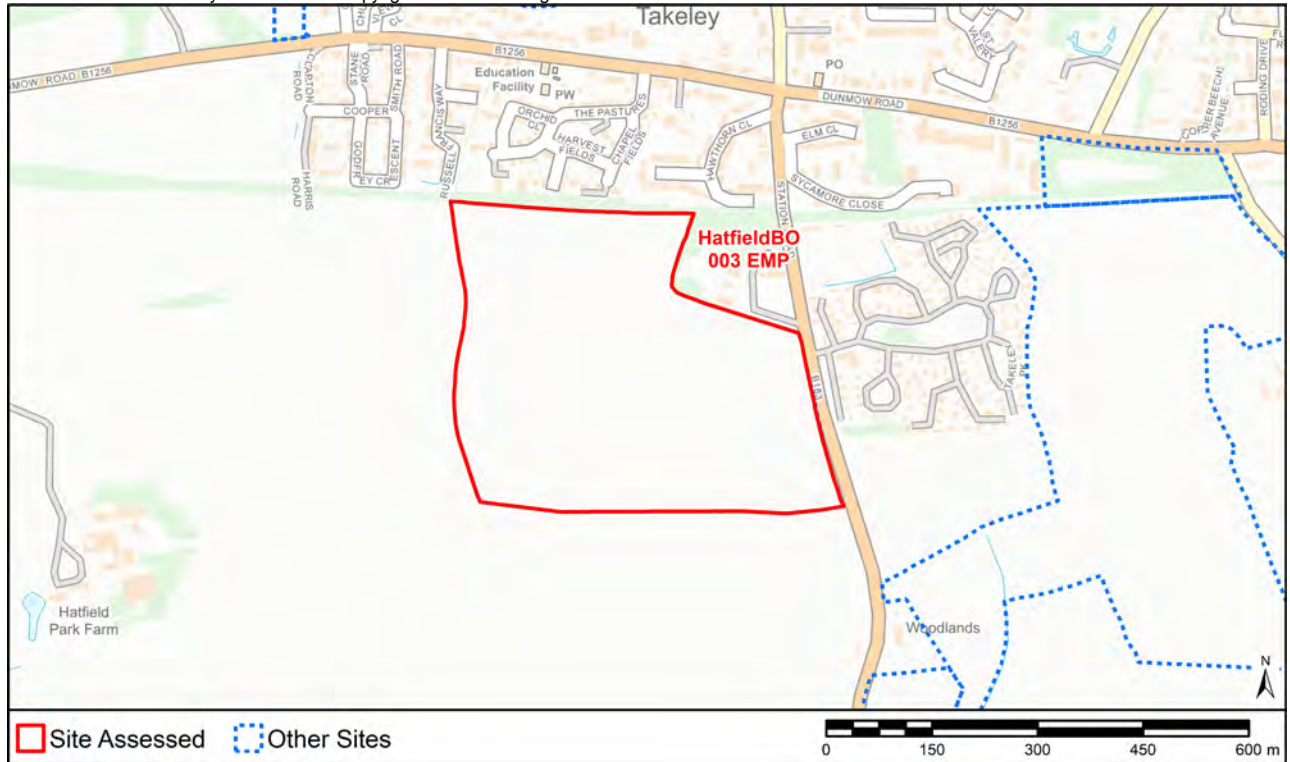
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 003 EMP – Land West of Station Road, Takeley

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	EMP- mixed start-up, storage and business units
Site Area (ha)	18.71	Developable Area (ha)	18.71
Housing assumed capacity	N/A	Employment floorspace (sqm)	74840
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Takeley. Site is adjacent to a Grade II listed building and is in close proximity to Hatfield Forest SSSI. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Potential BMV.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial outside of Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity have the potential to meet local demand for industrial space in a range of small, medium and large size bands, including at established manufacturing business locations in the wider District.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

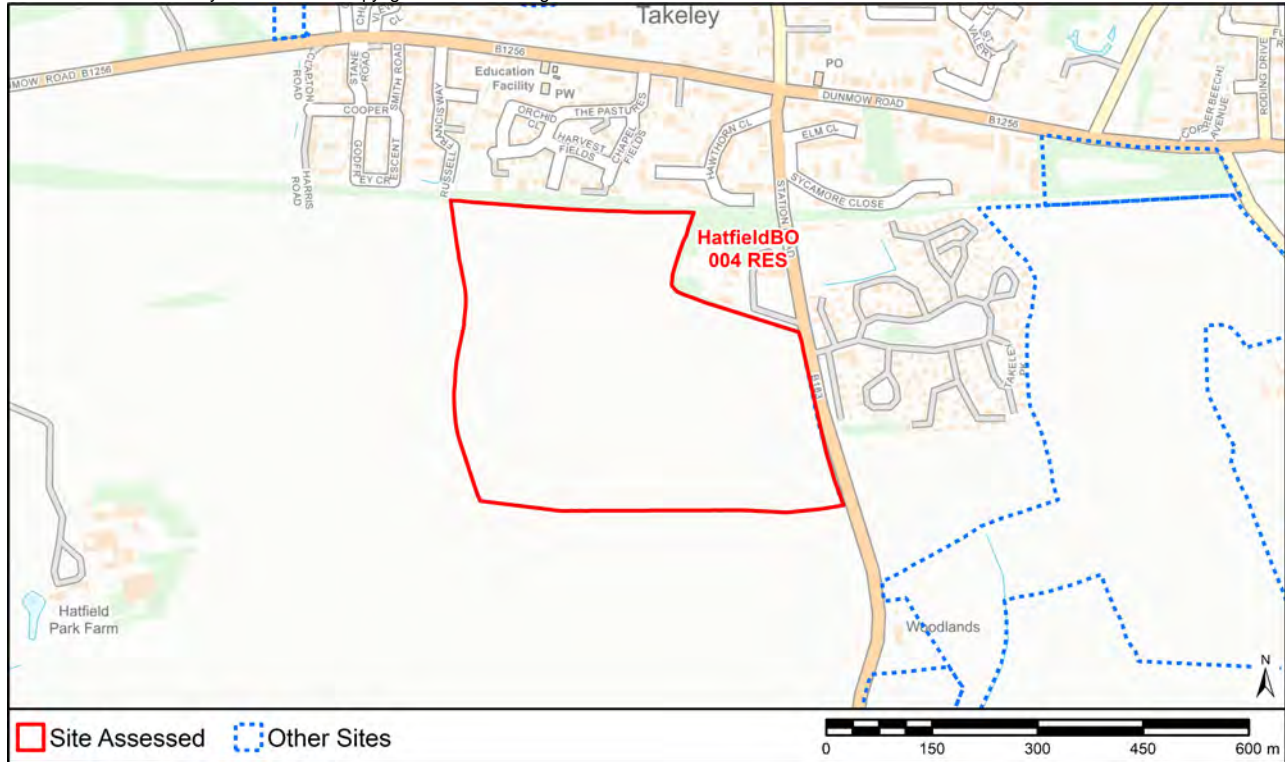
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	74840	N/A	N/A	N/A

HatfieldBO 004 RES – Land West of Station Road, Takeley

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	190-250 Homes with primary school, MUGA, recreation, open space, community centre @17-22dph
Site Area (ha)	18.71	Developable Area (ha)	4.7
Housing assumed capacity	99	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Takeley. Site is adjacent to a Grade II listed building and is in close proximity to Hatfield Forest SSSI. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Potential BMV.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	99	N/A	N/A	N/A

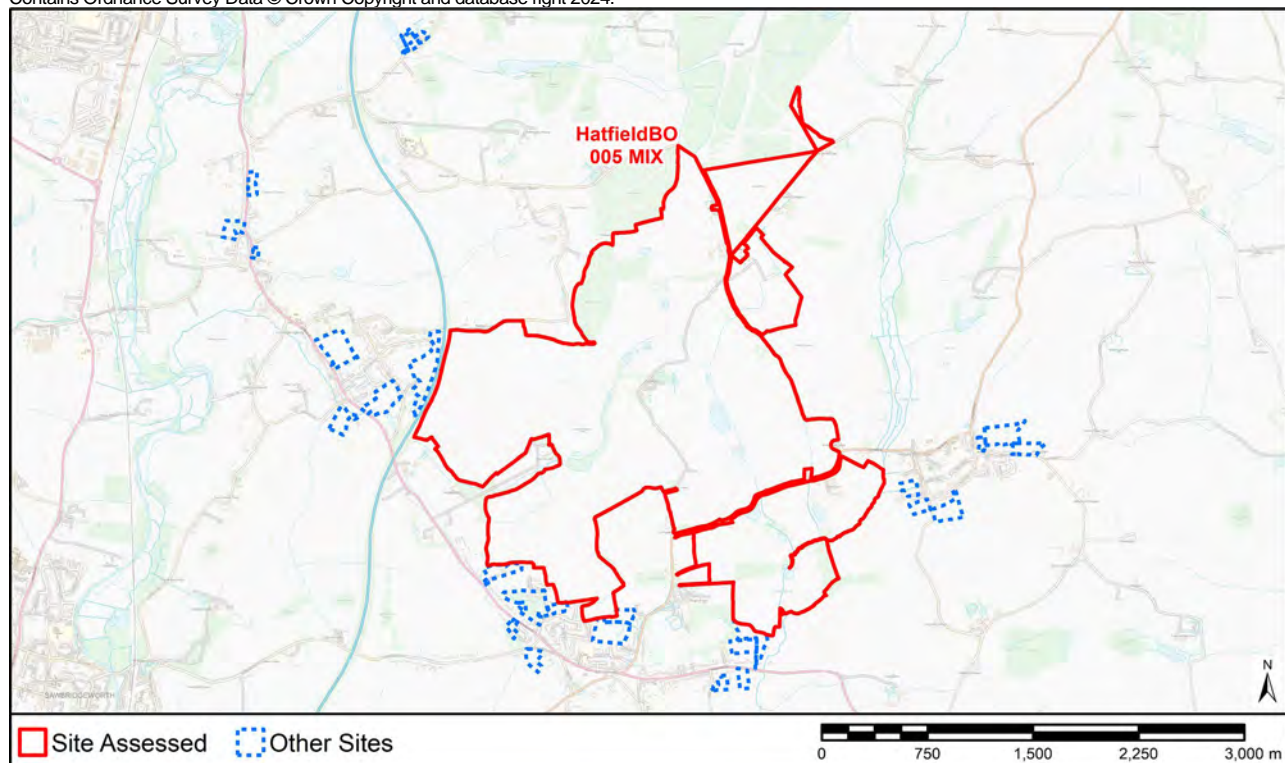
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 005 MIX – Land at the Forest, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural, Residential	Proposed Use	Mixed use
Site Area (ha)	580.71	Developable Area (ha)	492.5
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	AMBER	SSSI Impact Risk Zones	AMBER
National Nature Reserve	AMBER	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	AMBER	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

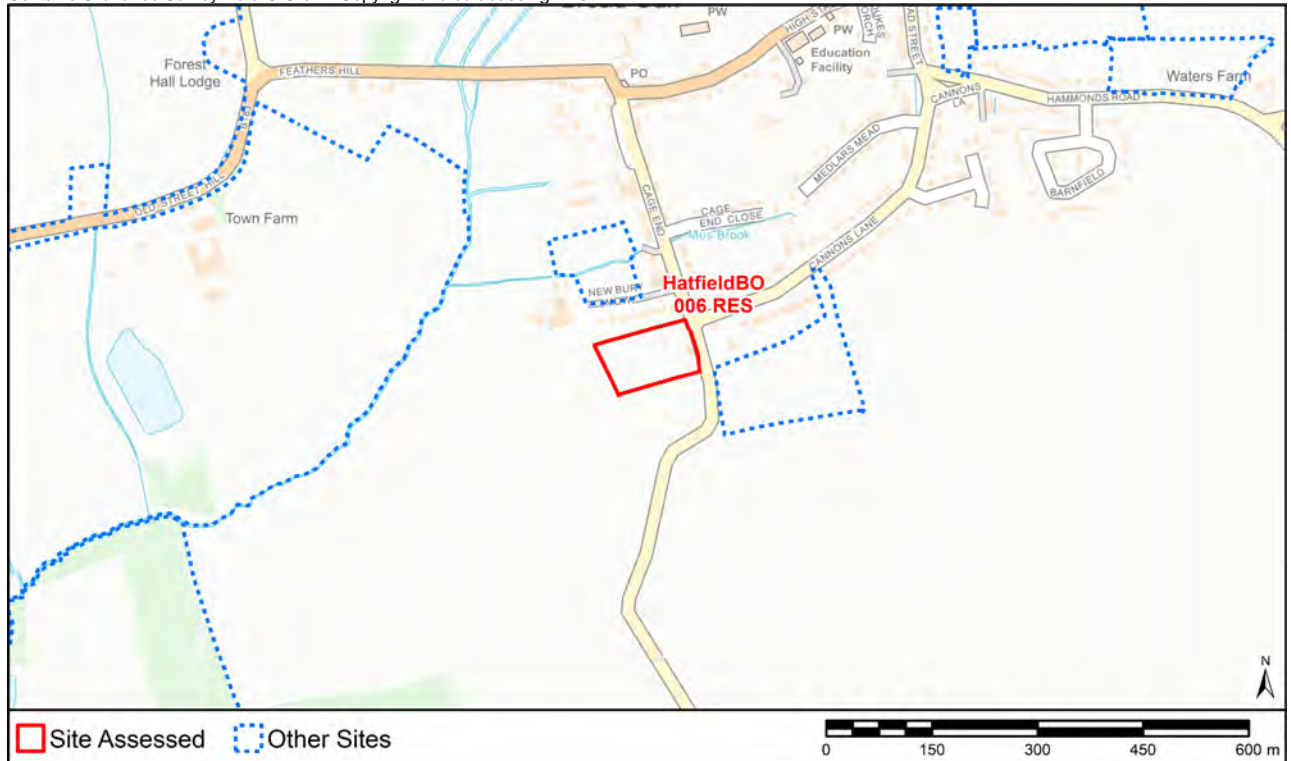
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 006 RES – Land South of New Bury Meadow, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	AGR Stabling and Paddocks	Proposed Use	Residential
Site Area (ha)	0.99	Developable Area (ha)	0.99
Housing assumed capacity	31	Employment floorspace (sqm)	N/A

Site History UTT/19/1729/AG deemed permitted. Erection of agricultural barn

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. Suitable access could be potentially created from Cage End but is likely to require significant improvements. The site is assessed as having a low-moderate landscape sensitivity, due to the semi-enclosed nature of the sites, lack of recorded heritage features, and proximity to existing development. Sensitive features include the Mus Brook in site 006, mature vegetation along the site boundaries including those protected under the Tree Preservation Order and views into the sites from local public rights of way. The site is in close proximity to Hatfield Broad Oak Conservation Area. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	31	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

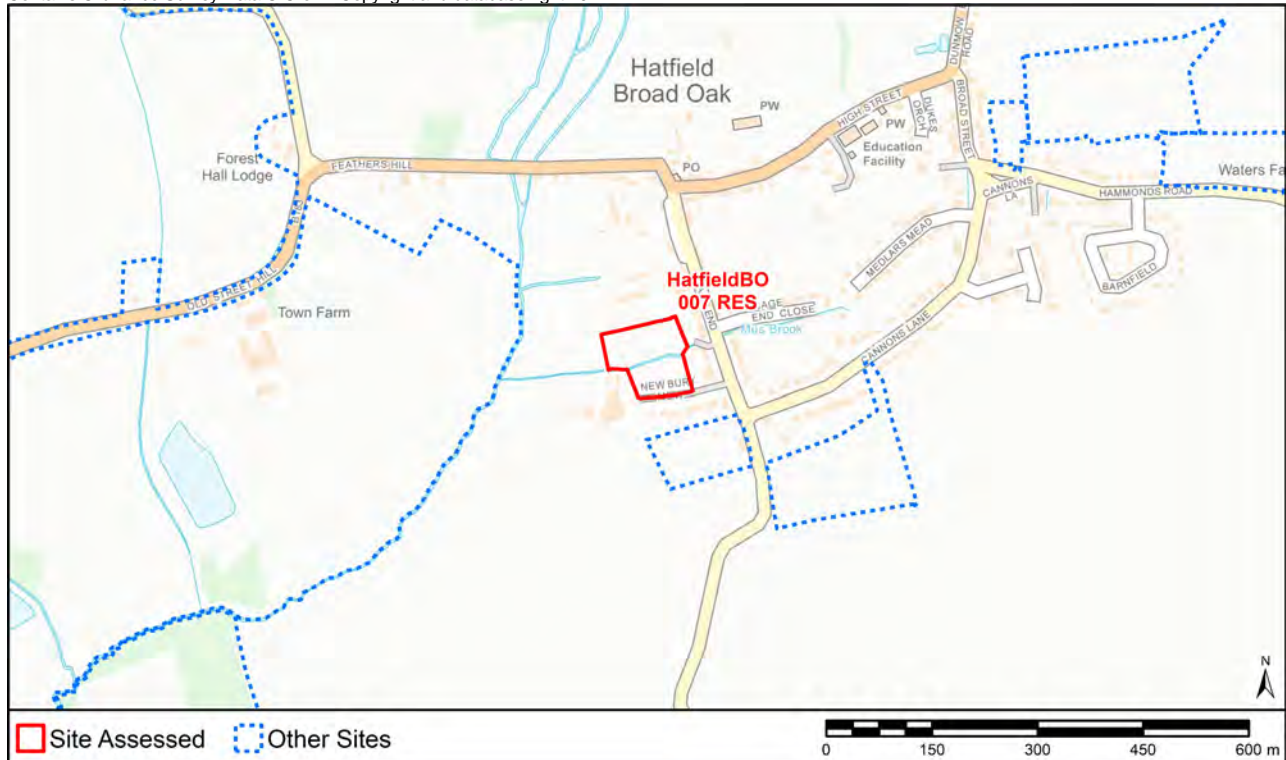
HatfieldBO 007 RES – Land North of New Bury Meadow, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.01	Developable Area (ha)	0.81
Housing assumed capacity	26	Employment floorspace (sqm)	N/A

Site History

UTT/21/3783/OP Withdrawn - Outline application with all matters reserved except access for residential development of 22 dwellings with associated works.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. Mus Brook runs east-west across the site, with part of the site in Flood Zone 2 and 3 as well as subject to high risk of surface water flooding. Suitable access off Cage End could be potentially created however substantial active travel improvements are likely to be required. The site is assessed as having a low-moderate landscape sensitivity, due to the semi-enclosed nature of the sites, lack of recorded heritage features, and proximity to existing development. Sensitive features mature vegetation along the site boundaries and views into the sites from local public rights of way. The site is in close proximity to Hatfield Broad Oak Conservation Area and designated heritage assets including Town Farm Barn. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	26	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

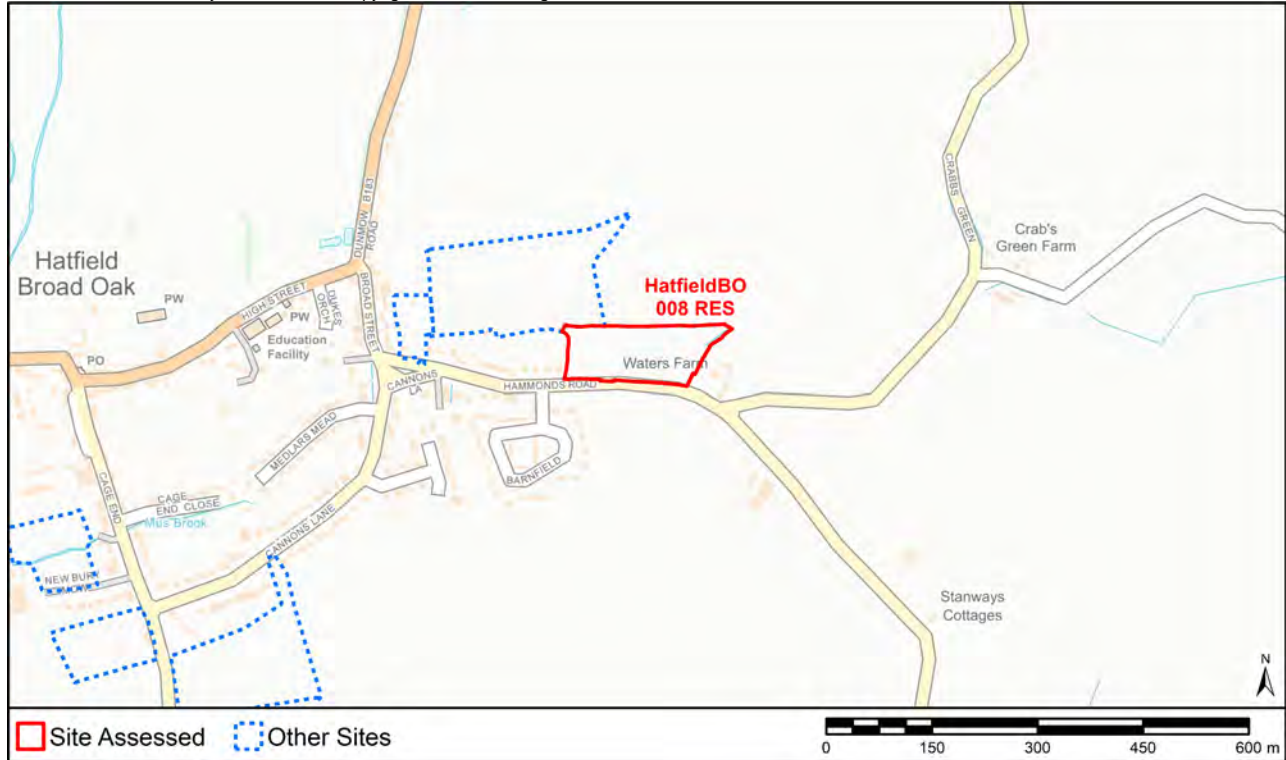
HatfieldBO 008 RES – Land north of Hammonds Road, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.59	Developable Area (ha)	1.59
Housing assumed capacity	50	Employment floorspace (sqm)	N/A

Site History

UTT/22/1014/OP pending consideration. Outline application with all matters reserved except access, for the erection of up to 24 no. dwellings, creation of new vehicular access from Hammonds Road, sustainable drainage systems, public open space and ecological enhancements.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

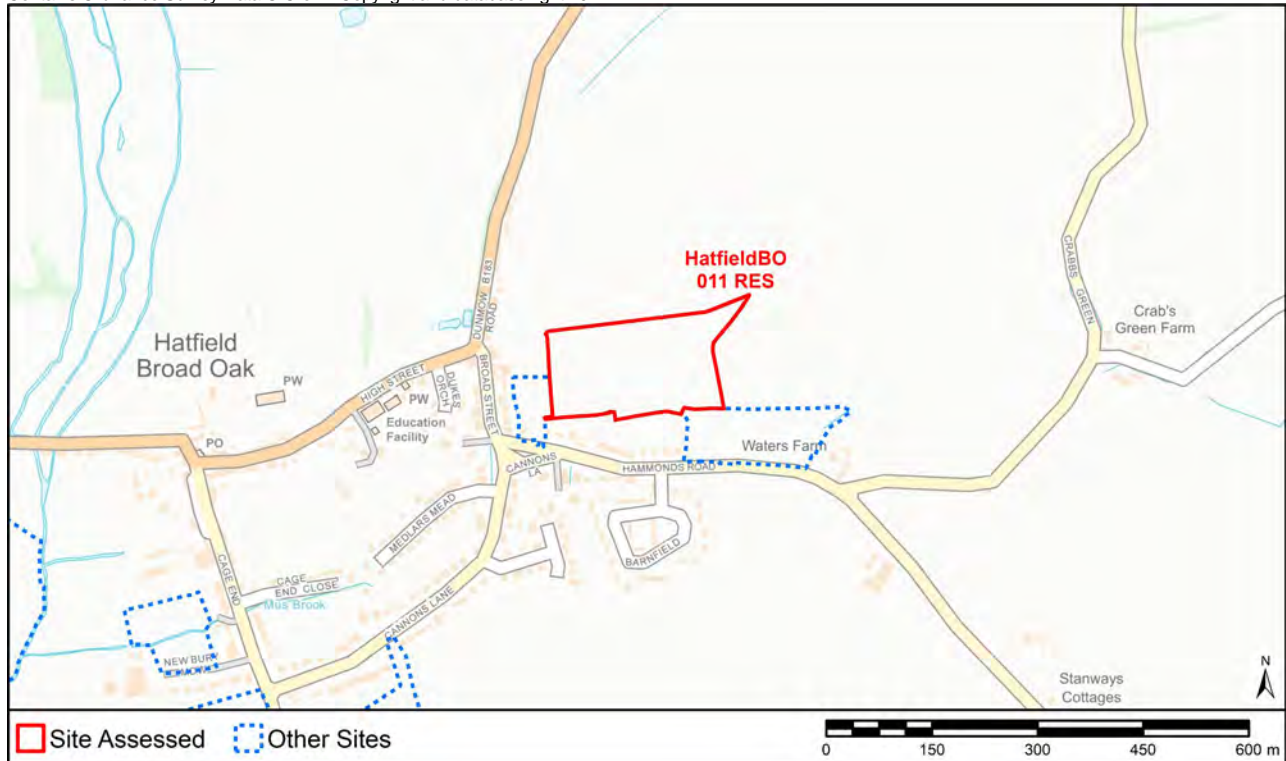
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. The site contains trees protected under the Tree Preservation Order. Suitable access to the site could be potentially created from Hammond Road. The site is assessed as having moderate landscape sensitivity, due to the lack of recorded heritage features, limited semi-natural habitats, and proximity to existing development. Sensitive features include the rural character of the site, rural setting it provides to Hatfield Broad Oak and views into the site from nearby local roads and public rights of way. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	50	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldBO 011 RES – Land north of Hammonds Road, Hatfield Broad Oak

Parish	Hatfield Broad Oak	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.24	Developable Area (ha)	3.24
Housing assumed capacity	85	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the settlement of Hatfield Broad Oak. It falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all development proposals with a total net gain in residential units to be consulted with Natural England. The site contains trees protected under the Tree Preservation Order. Suitable access to the site could be potentially created from Hammond Road through HatfieldBO 010 RES in the same land ownership. The site has limited semi-natural habitats and is adjacent to existing development. It site provides rural setting to Hatfield Broad Oak with views into the site from nearby public rights of way. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	85	N/A	N/A	N/A

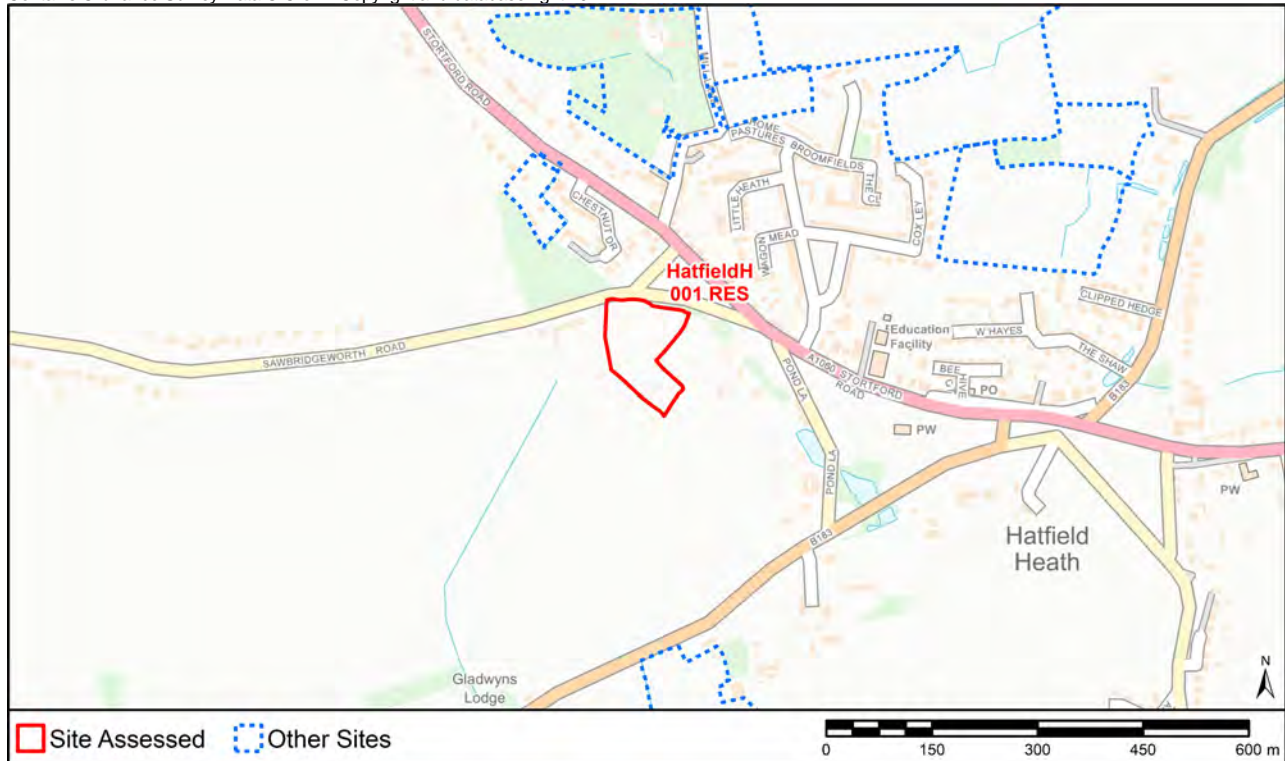
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 001 RES – Land south of Sawbridgeworth Road, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.24	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 002 RES – Land south of A1060 (Chelmsford Road), Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.9	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

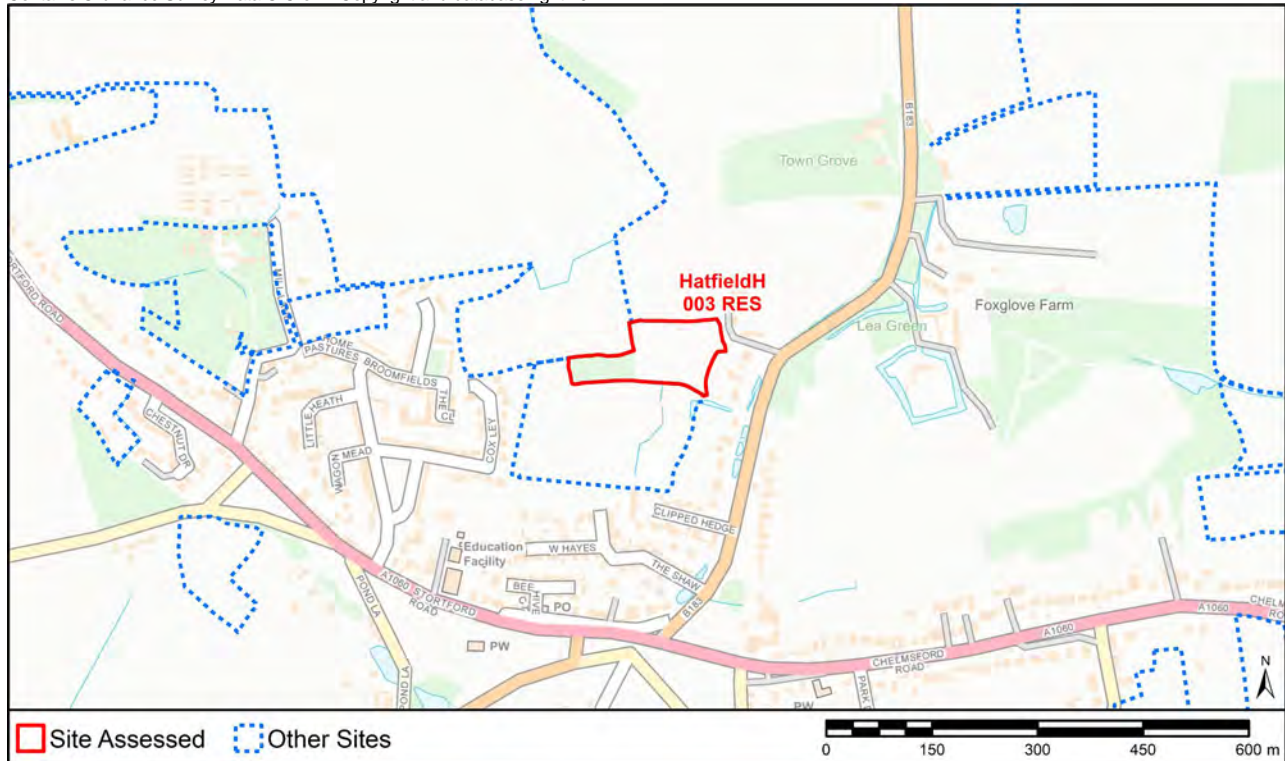
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 003 RES – Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.42	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 004 EMP – Land to rear of High Pastures, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	commercial	Proposed Use	Commercial
Site Area (ha)	2.01	Developable Area (ha)	0.17
Housing assumed capacity	N/A	Employment floorspace (sqm)	680

Site History

UTT/21/0420/CLE approved 29.6.21 - Use of the site for commercial vehicle parking, transfer of goods and temporary storage.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Site is brownfield within the Green Belt currently in commercial use. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	680	N/A	N/A

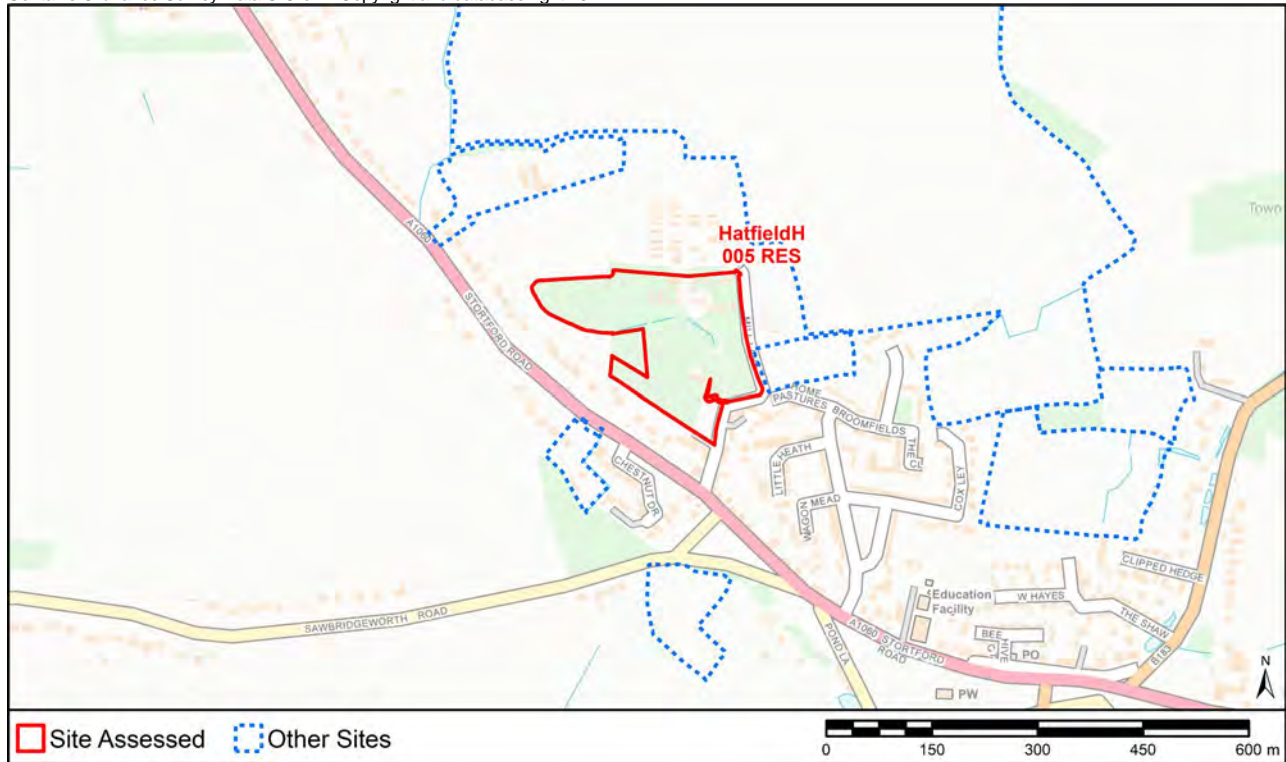
HatfieldH 005 RES – Land on the north west of Mill Lane, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	commercial	Proposed Use	Residential
Site Area (ha)	4.16	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/22/1261/FUL. Refused. The demolition of 10 no. existing structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling, the construction of 3 no. single storey dwellings.
 UTT/24/0103/PINS. Pending decision. Consultation on S62A/2024/0032 - The demolition of 12 no. existing structures, the conversion and restoration of 8 no. existing buildings to form 8 no. holiday cottages and 1 no. dwelling, the construction of 3 no. single storey dwellings.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

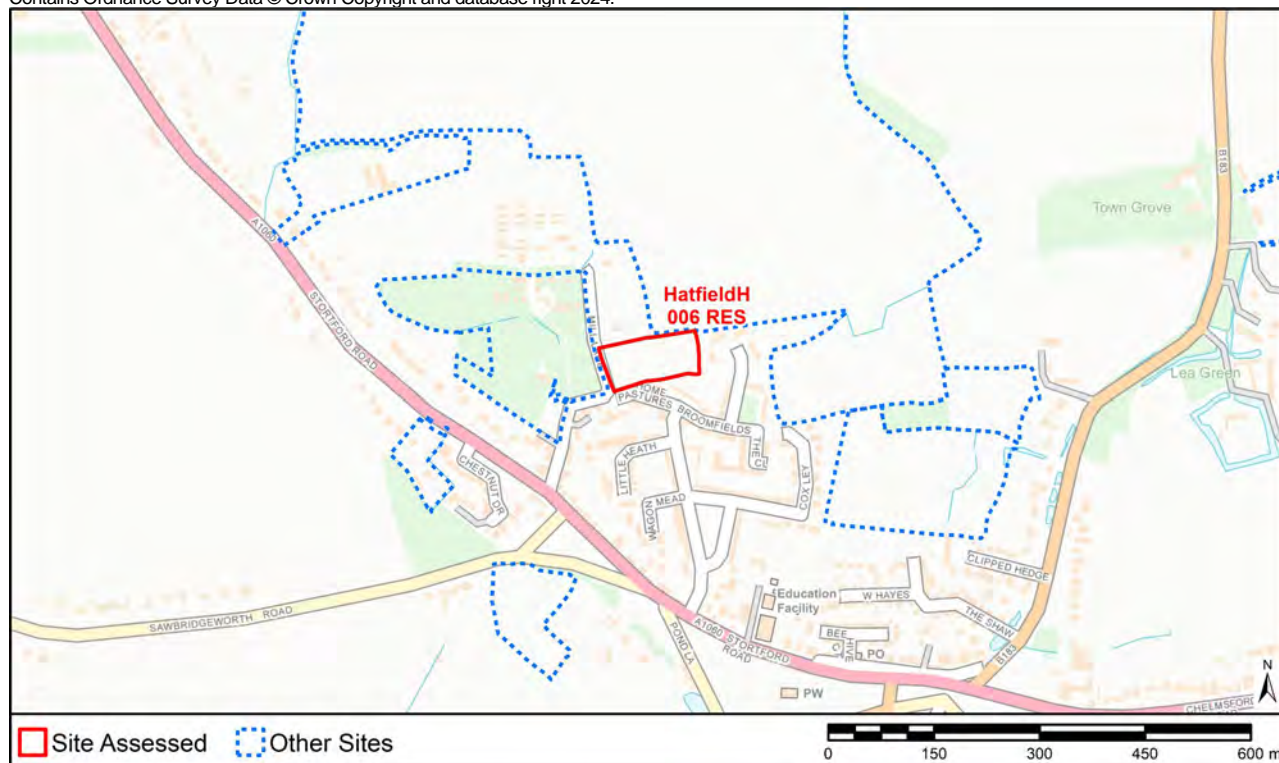
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 006 RES – Land on the East of Mill Lane, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural/paddock	Proposed Use	Residential
Site Area (ha)	0.81	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

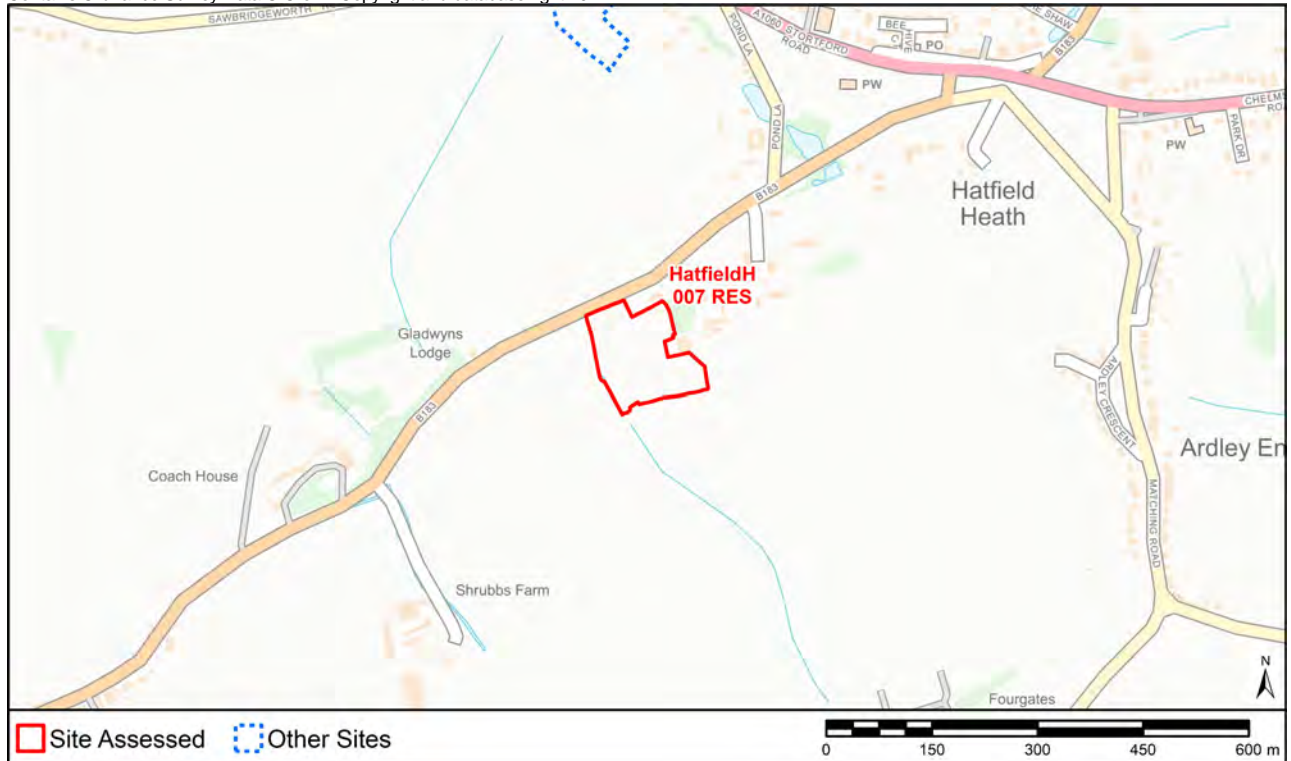
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 007 RES – Land at Peggerells Farm, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential + care home
Site Area (ha)	1.67	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

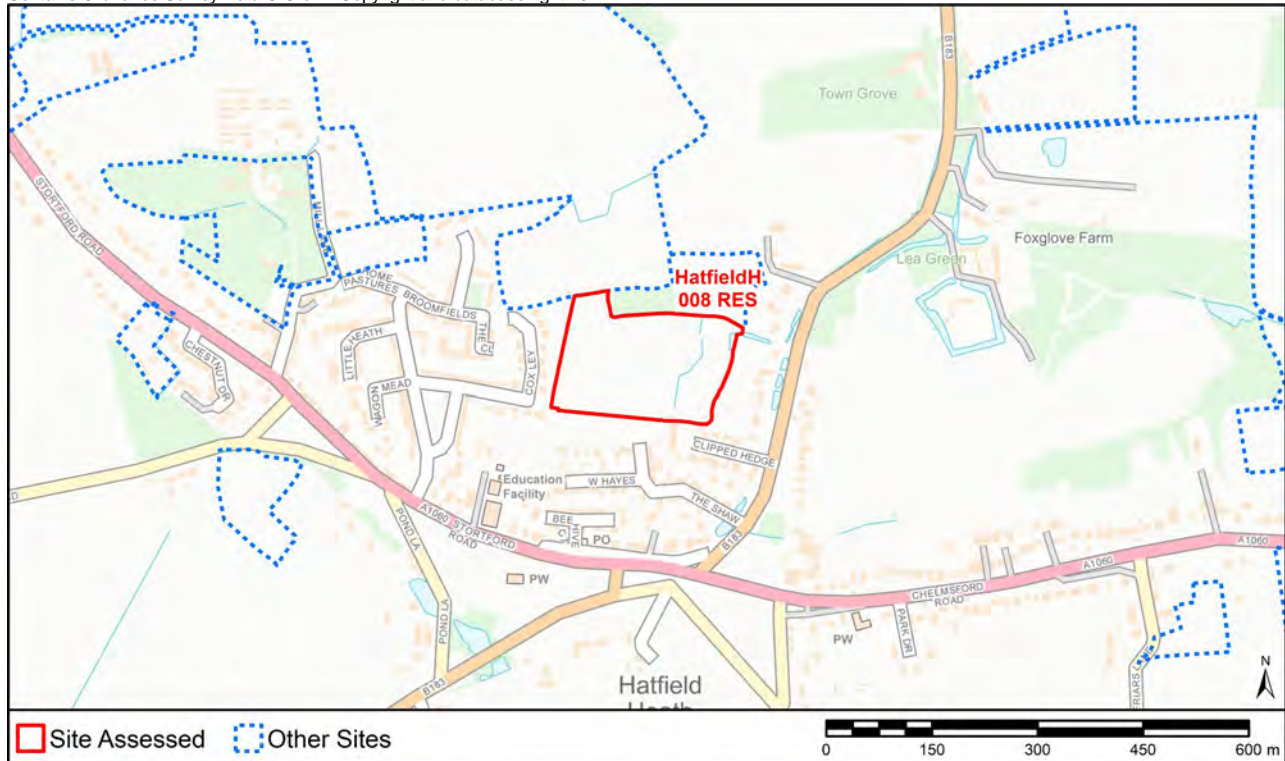
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 008 RES – Land at Cox Ley, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	disused Agricultural- scrub	Proposed Use	Residential
Site Area (ha)	3.59	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

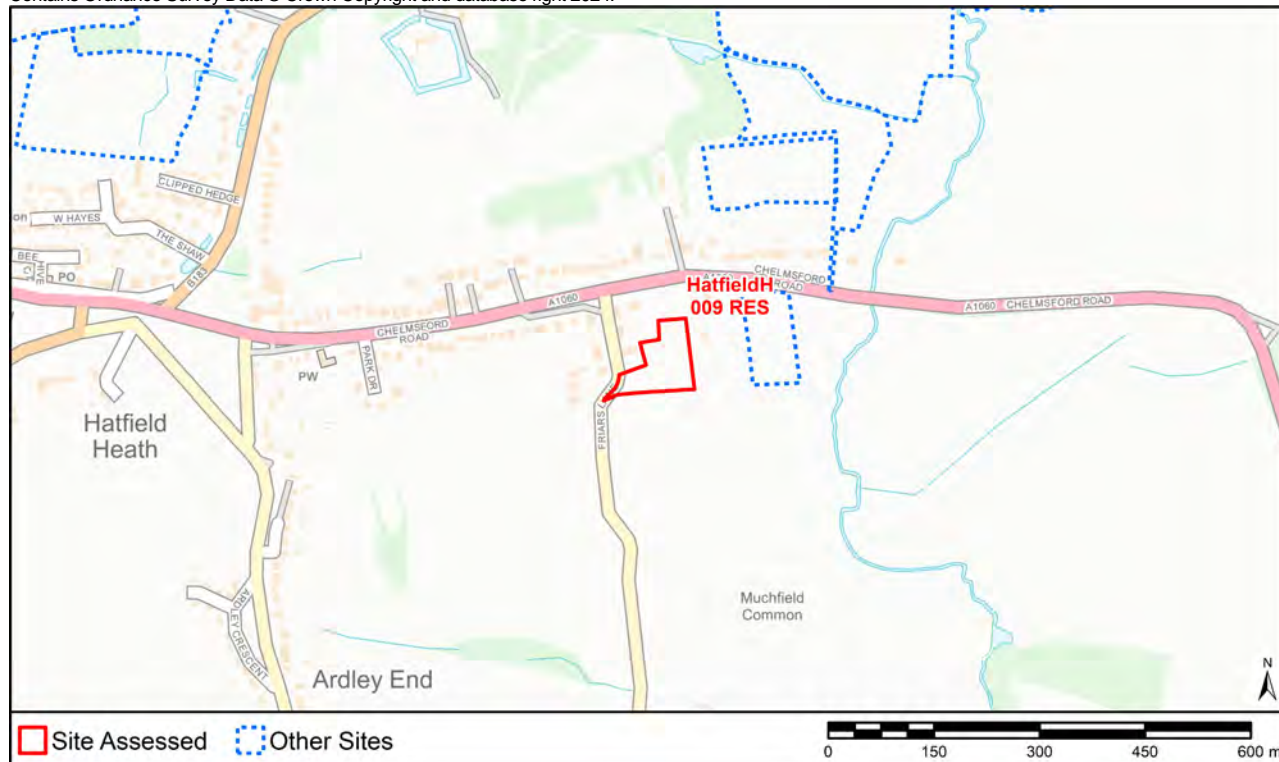
HatfieldH 009 RES – Land east of Oakhanger, Friars Lane, Hatfield Heath

Parish	Hatfield Heath	Source	Call for sites
Existing Use	Disused AGR	Proposed Use	Residential and orchard
Site Area (ha)	0.74	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/0140/FUL refused & dismissed at appeal 12.4.19 - New residential development comprising the construction of 8 no. new dwellings, 4 of which would be affordable, associated access from Friars Lane, the introduction of a new community orchard and associated development.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

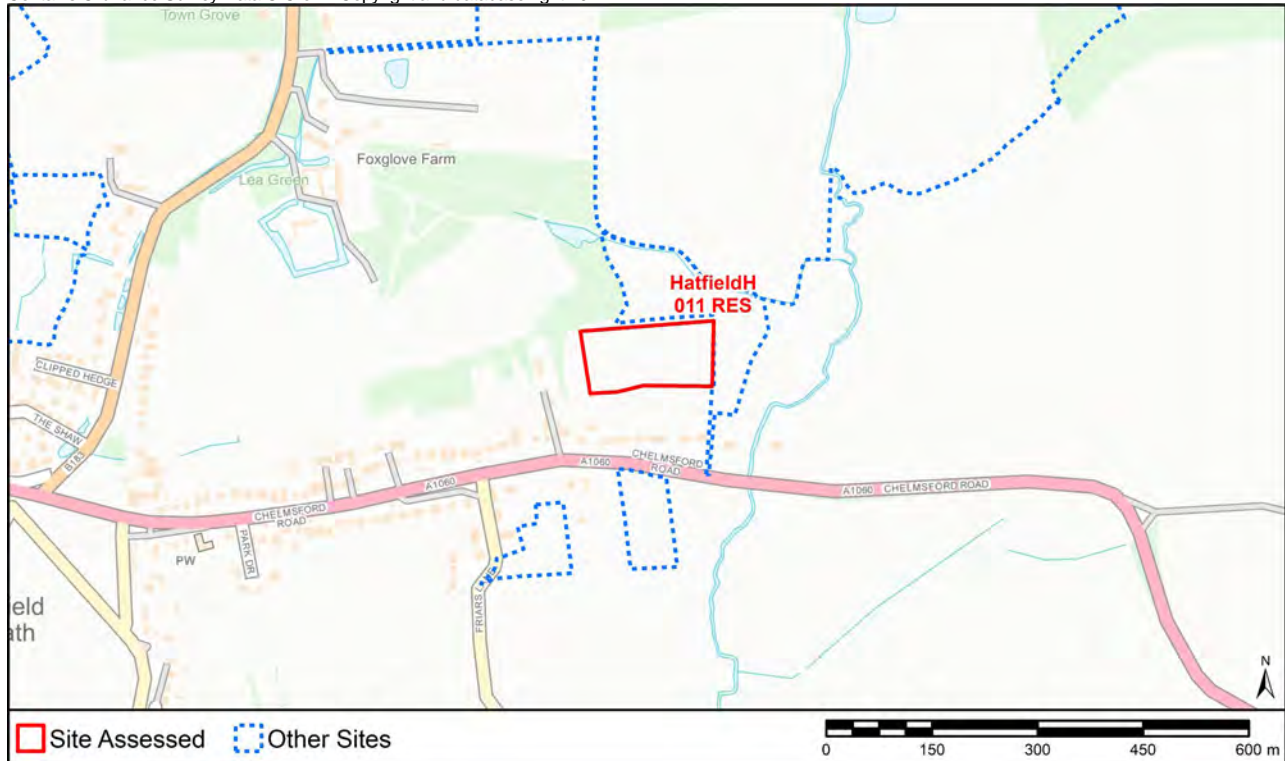
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 011 RES – Land at Hatfield Heath

Parish	Hatfield Heath	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.60690423049927	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification		Settlement Hierarchy	AMBER
---------------------	--	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HatfieldH 012 RES – Land at Stonebridge Farm, Hatfield Heath

Parish	Hatfield Heath	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.35955519943237	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

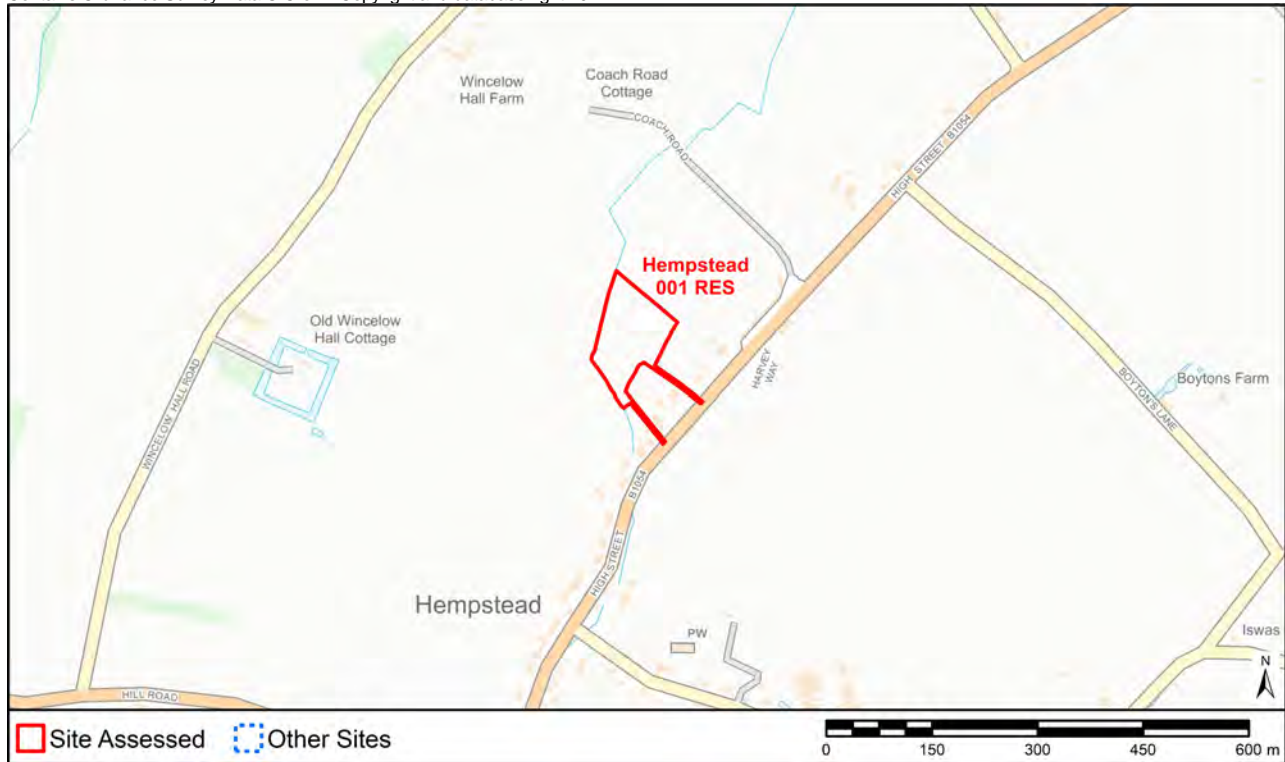
Hempstead 001 RES – Land to the rear of Fanes Cottage, High Street, Hempstead

Parish	Hempstead	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.25	Developable Area (ha)	1.24
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

Relates to part of the site UTT/21/2555/PIP refused 21.9.21 - Application for permission in principle for the erection of between 3 and 4 dwellings

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

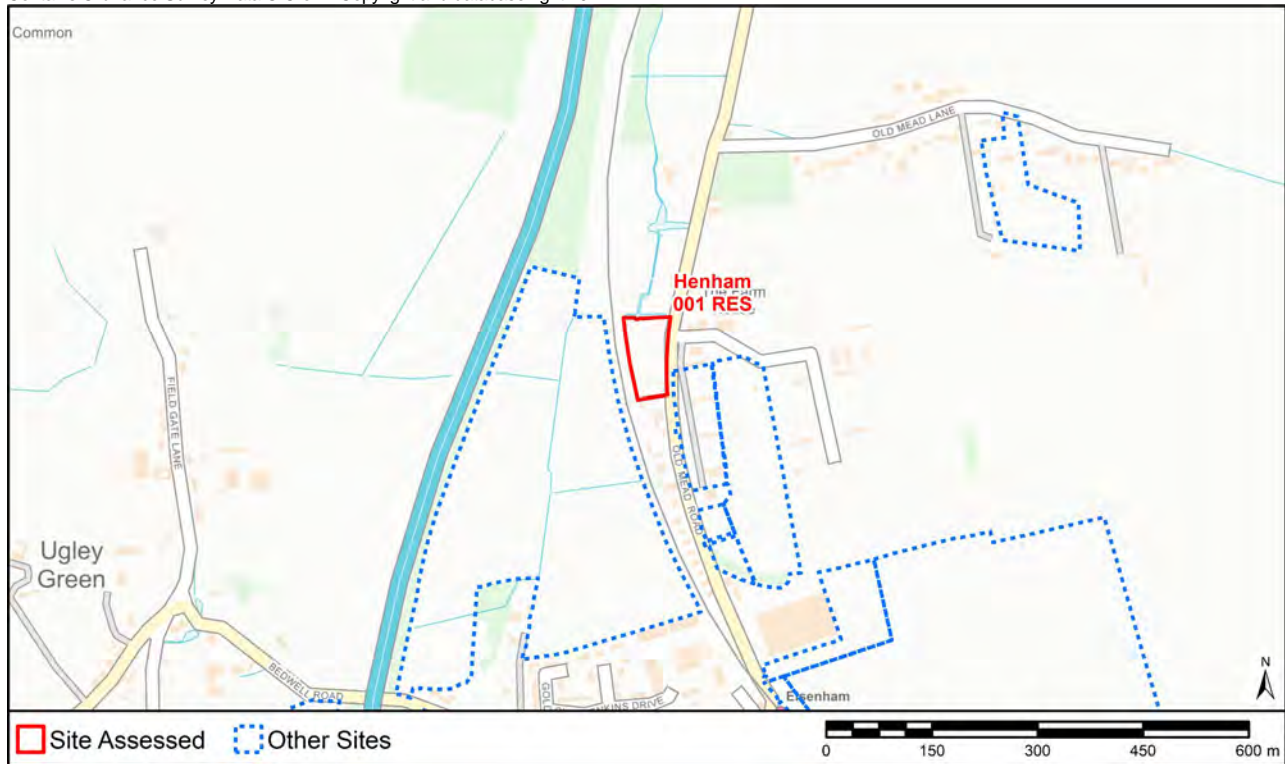
Henham 001 RES – Land west of Old Mead Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.61	Developable Area (ha)	0.57
Housing assumed capacity	19	Employment floorspace (sqm)	N/A

Site History

UTT/23/0713/OP Outline Planning Application, with all matters reserved except scale and access, for the erection of up to 7 dwellings and associated work. Awaiting Decision. Validated in March 2023.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Elsenham. The northern part of the site falls within Flood Zone 2 or 3. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site is Grade 3 Good to Moderate Quality Agricultural Land. Suitable access from Old Mead Road could be potentially created subject to extension of existing pavements. The site is located in close proximity to the railway requiring appropriate noise mitigation. It is subject to low-moderate landscape sensitivity to residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	19	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

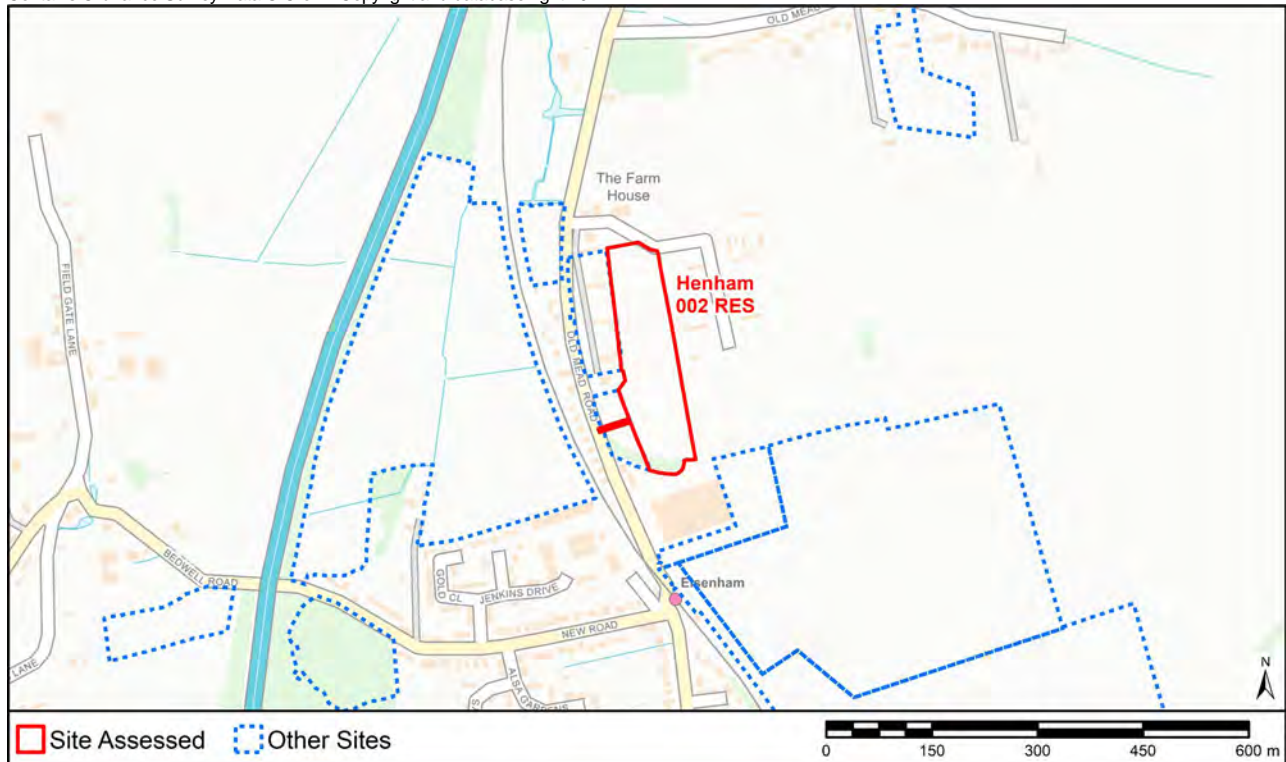
Henham 002 RES – Land east of Old Mead Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.5	Developable Area (ha)	2.5
Housing assumed capacity	66	Employment floorspace (sqm)	N/A

Site History

Adjacent to: UTT/21/1666/OP allowed on appeal. Outline application with all matters reserved except scale and access, for the erection of up to 6 no. dwellings and associated work. Resubmission of that approved under UTT/19/2692/OP. UTT/21/0009/DFO approved 26.7.21 - Details following outline approval UTT/18/3370/OP for the erection of up to 9 no. dwellings - details of layout, appearance and landscaping.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to committed development at Old Mead Road. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. It constitutes a mix of Grade 2 and Grade 3 Agricultural Land. The site currently does not have direct road frontage and further investigation would be required to establish if suitable access could be achieved via Old Mead Road or through an existing agricultural lane. The site is assessed as having a low-moderate landscape sensitivity to residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	66	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 003 RES – Land north of Chickney Road, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.27	Developable Area (ha)	1.27
Housing assumed capacity	40	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Henham. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. Access to the site could be potentially achieved via Chickney Road although it is unclear whether the lane is wide enough and could be upgraded to support backland development above the HELAA capacity, and whether adequate visibility splays could be provided within the indicated site boundary. Chickney Road is also used as a public footpath which would need to be enhanced. The site is assessed as having low-moderate landscape sensitivity to development. Development on the site would not be at odds with the existing settlement pattern, no cultural heritage features are within the site, vegetation and existing development screen visibility from Chickney Road, and occupy positions of limited prominence within the wider landscape. Sensitive features include the views in from nearby footpaths and the rural approach the sites provide to the village. The site is Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	40	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 004 RES – Land at Four Winds, South of Old Mead Lane, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural/residential	Proposed Use	Residential
Site Area (ha)	1.37	Developable Area (ha)	1.37
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History N part of site UTT/22/2778/FUL withdrawn - Erection of 1 no. detached 4 bedroom dwelling

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	RED
---------------------	---------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 005 RES – Land at Chickney Road, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.69	Developable Area (ha)	0.69
Housing assumed capacity	22	Employment floorspace (sqm)	N/A

Site History

UTT/19/0293/FUL refused and dismissed at appeal 10.6.2020 - Erection of 16 no. dwellings with associated garages, parking and landscaping with new vehicular access to Chickney Road

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Henham. The site is assessed as having low-moderate landscape sensitivity to development, although it should be noted that this varies from the reasons for refusal of UTT/19/0293/FUL. Further landscape studies would be required. Development on the site would not be at odds with the existing settlement pattern, no cultural heritage features are within the site, vegetation and existing development screen visibility from Chickney Road, and occupy positions of limited prominence within the wider landscape. Sensitive features include the views in from nearby footpaths and the rural approach the sites provide to the village. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site is adjacent to Public Rights of Way along the eastern boundary.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	22	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

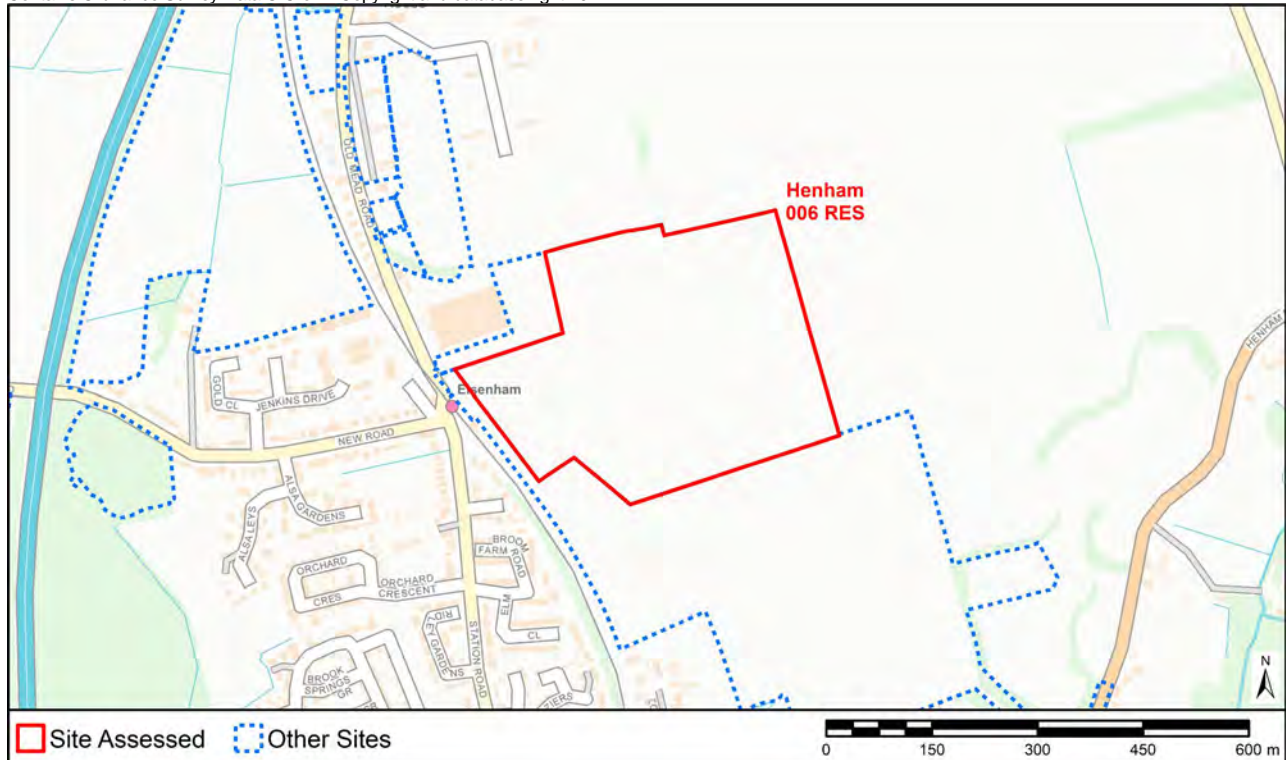
Henham 006 RES – Land east of Station Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential development with affordable housing, open space and green infrastructure, and potential land for station car park

Site Area (ha)	4.14	Developable Area (ha)	4.14
Housing assumed capacity	109	Employment floorspace (sqm)	N/A

Site History	UTT/22/2760/PINS. Approved 11 April 2023. Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works. UTT/23/2063/DFO pending decision.
---------------------	---

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Elsenham, located in close proximity to Elsenham railway station. Suitable access could be achieved via Henham Road. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site is Grade 2 Very Good Quality Agricultural Land. The site is assessed as having a low-moderate landscape sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats, largely enclosed character, and the human influence of modern development within the parcels.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	109	N/A	N/A	N/A

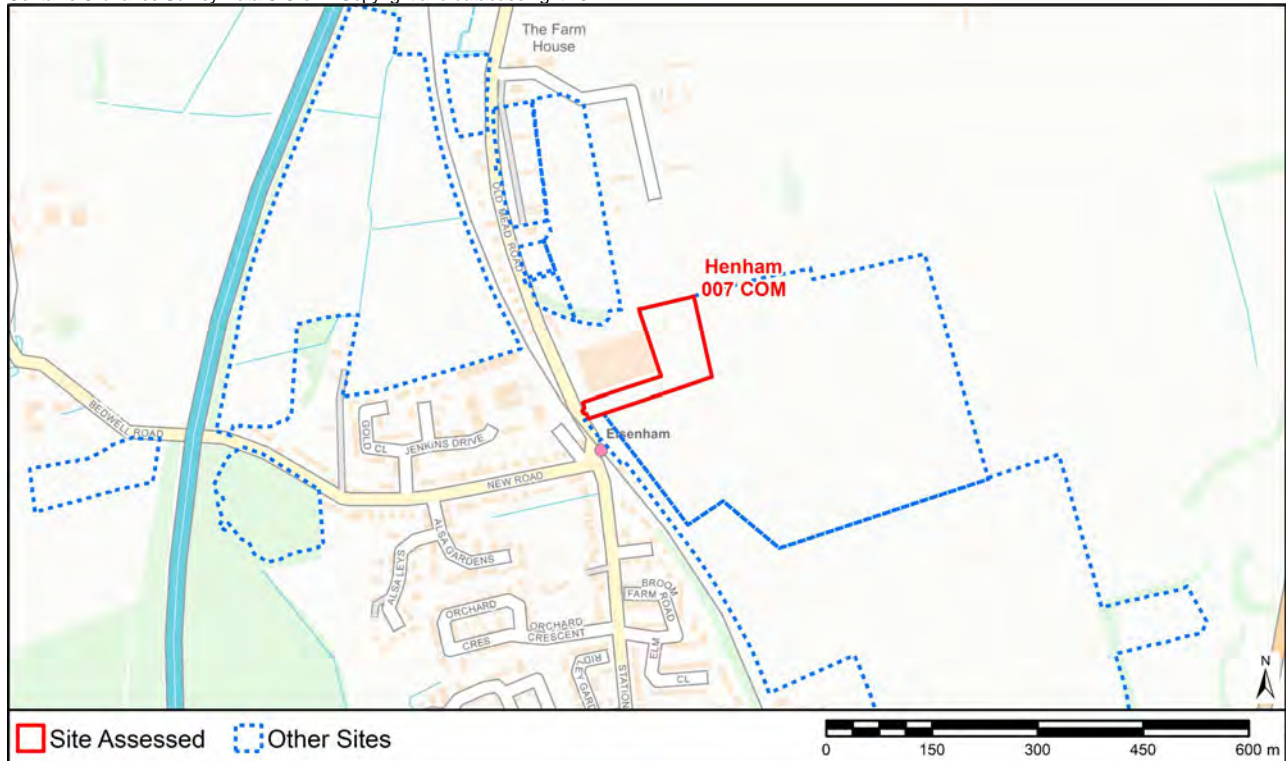
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 007 COM – Land rear of warehouse, Old Mead Road, Elsenham

Parish	Henham	Source	Call for sites
Existing Use	car parking/warehousing	Proposed Use	Commercial
Site Area (ha)	1.18	Developable Area (ha)	1.18
Housing assumed capacity	N/A	Employment floorspace (sqm)	5900
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site consists of a mix of greenfield and previously developed land used as Elsenham Station Car Park. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence. The site is assessed as having a low-moderate landscape sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats, largely enclosed character, and the human influence of modern development within the parcels. The site is partly Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

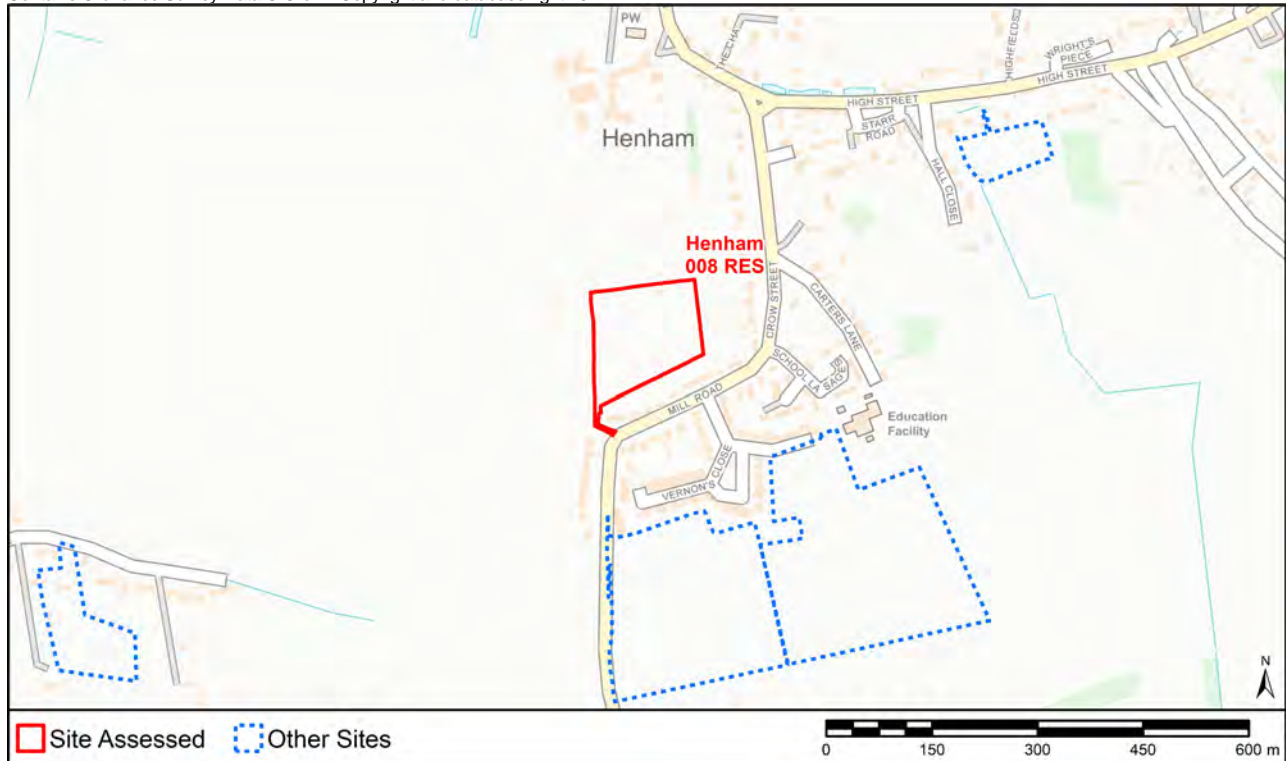
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	5900	N/A	N/A

Henham 008 RES – Land at Mill Road, Henham

Parish	Henham	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.1	Developable Area (ha)	2.1
Housing assumed capacity	55	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area and the Conservation Area of Henham. It is served by an existing agricultural access but further investigation would be required to confirm whether adequate visibility splays could be provided to support development above the HELAA threshold as this access is bordered by two existing dwellings and their residential accesses as well as located on a road bend. This lane is also a public footpath which would need to be considered. The site is assessed as having a moderate landscape sensitivity to residential development. Development on the site would be at odds with the loose and open settlement form of Henham, and would introduce additional infill along Mill Road, encroaching on the rural setting of Henham. However the semi-enclosed visual character, lack of heritage features, and simple landform of the site reduce sensitivity overall. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. Site also falls within the aircraft noise contour zone from Stansted Airport which would need to be considered.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	55	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 013 RES – Land south of School Lane, Henham

Parish	Henham	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.70559165344238	Developable Area (ha)	6.71
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
--------------------------	-------	-------------------------------------	-------

Heritage Sensitivity Site not included in Heritage Sensitivity Study

HIGHWAYS AND ACCESS

Highways RED

CONCLUSIONS

Suitability Unsuitable

Suitability commentary The site is greenfield adjacent to the built-up area of Henham, east of the committed development at Land south of Vernon's Close (UTT/20/0604/OP). The site does not appear to have suitable access to support development above the HELAA threshold at present. The site is crossed by multiple Public Rights of Way which would need to be considered. Development of the site is likely to change the open character of this location and may have some impacts on the views from Henham Conservation Area which would need to be mitigated. Nevertheless, development on the site is likely to introduce a limited change to identified views owing to the presence of a built backdrop at the committed site. The site falls within a mineral safeguarding area and groundwater source protection zone which would need to be considered. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England.

Availability Available

Availability commentary Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.

Achievability Potentially achievable

Achievability commentary Potentially Achievable subject to further deliverability testing.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

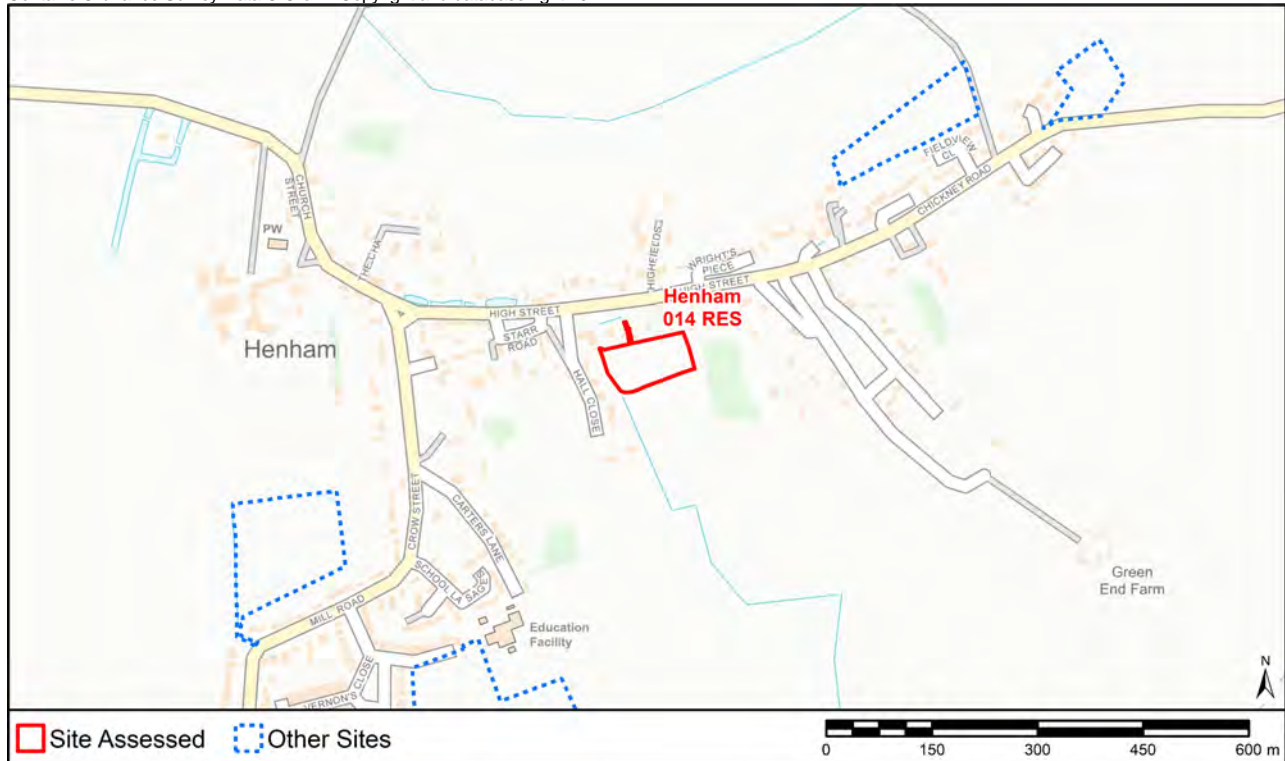
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 014 RES – Land to the rear of Saffron House and Henleys, Henham

Parish	Henham	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.736215567016602	Developable Area (ha)	0.74
Housing assumed capacity	23	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Henham. Although adjacent to the Henham Conservation Area and a Grade II listed building, the site is concluded to have little relevance to the historical quality of the Conservation Area and removed from its boundary in 2013. Development on the site may however have some impacts on the setting of the historic character at this location which would need to be considered. A small part of the site is subject to high risk of surface water flooding to be mitigated. The site's existing agricultural lane is relatively narrow and may not be able to support development above the HELAA threshold owing to the proximity of adjoining garage. The site is Grade 2 Very Good Quality Agricultural Land. The site falls within a SSSI Impact Risk Zone and the Hatfield Forest Zone of Influence, with all additional residential dwellings to be consulted with Natural England. The site falls within the Groundwater Source Protection Zone.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	23	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Henham 015 RES – Land on the south side of Henham Road, Elsenham

Parish	Henham	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.41886720657349	Developable Area (ha)	1.42
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighEaster 001 EMP – Bury Farm, High Easter

Parish	High Easter	Source	Call for sites
Existing Use	Obsolete Grain Store & Ancillary Building	Proposed Use	Light Industrial
Site Area (ha)	0.03	Developable Area (ha)	0.03
Housing assumed capacity	N/A	Employment floorspace (sqm)	120
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial outside of Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity have the potential to meet local demand for industrial space in a range of small, medium and large size bands, including at established manufacturing business locations in the wider District.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	120	N/A	N/A	N/A

HighEaster 002 RES – Land at Lawn Hall Farm - South of Lawn Hall Chase North End, Dunmow

Parish	High Easter	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.89	Developable Area (ha)	2.89
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighEaster 003 RES – Land at Lawn Hall Farm - North of Lawn Hall Chase, North End, Dunmow

Parish	High Easter	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.72	Developable Area (ha)	4.72
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighRdg 001 RES – Land south of Ware Farm, Dunmow Road, High Roding

Parish	High Roding	Source	Call for sites
Existing Use	Agricultural Land & Buildings	Proposed Use	Residential
Site Area (ha)	0.68	Developable Area (ha)	0.68
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

HighRdg 003 RES – Attridges Farm, Rands Road, High Roding, CM6 1NQ

Parish	High Roding	Source	Refused applications
Existing Use	Equestrian centre, riding school and livery	Proposed Use	Residential
Site Area (ha)	1.71	Developable Area (ha)	1.6
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/20/3393/FUL refused 14.6.21. Demolition of the existing equestrian centre and associated agricultural building and the erection of 5 no. Dwellings with associated landscaping. A new private stable block and landscaping for existing farmhouse

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	AMBER	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Langley 001 RES – Land immediately south of Bury/Moat Farm Langley, Upper Green

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.23	Developable Area (ha)	1.23
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Langley 002 EMP – Land adj. Brices Yard, Butts Green, Saffron Walden

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Commercial/Manufacturing
Site Area (ha)	0.87	Developable Area (ha)	0.87
Housing assumed capacity	0	Employment floorspace (sqm)	3480
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial outside of Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity have the potential to meet local demand for industrial space in a range of small, medium and large size bands, including at established manufacturing business locations in the wider District.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3480	N/A	N/A	N/A

Langley 003 RES – Land North of The Kangles, Upper Green, Langley

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.44	Developable Area (ha)	1.44
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Langley 004 RES – Next Longley Langley Upper Green

Parish	Langley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.15	Developable Area (ha)	1.14
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

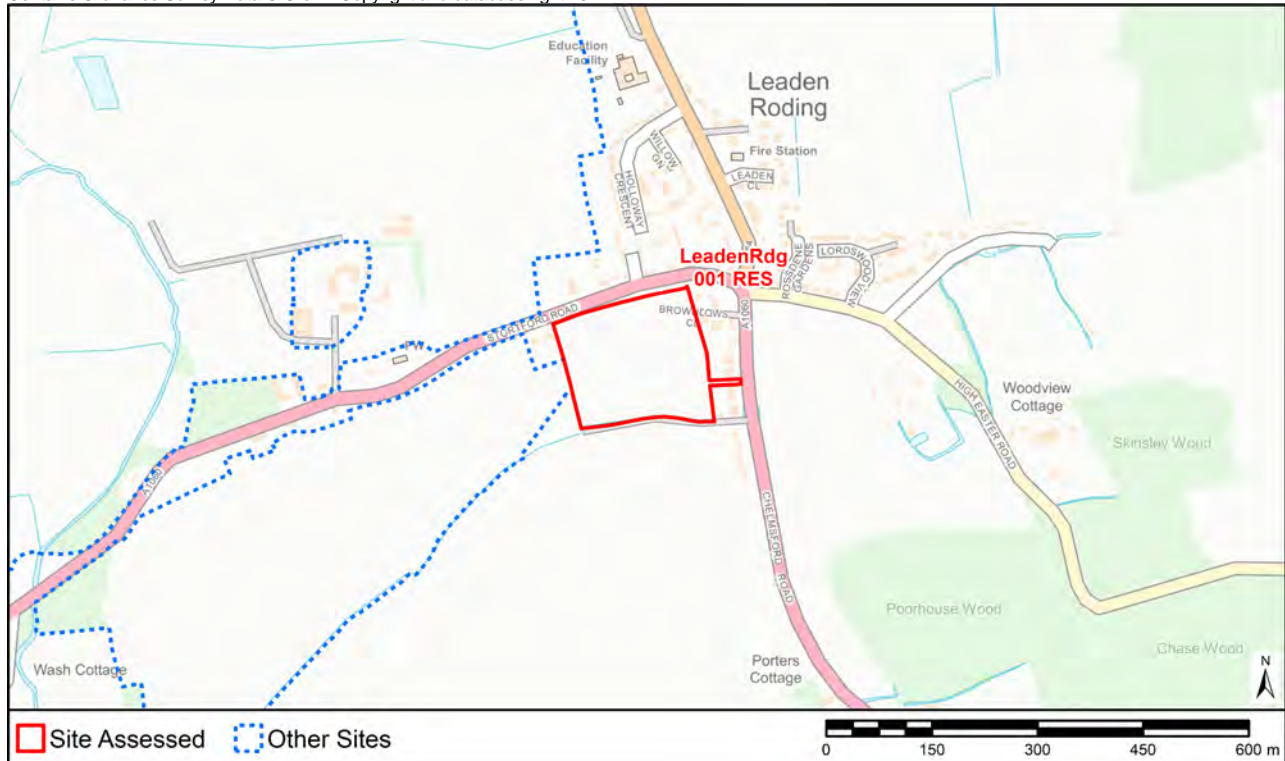
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LeadenRdg 001 RES – Land fronting Stortford Road, Leaden Roding

Parish	Leaden Roding	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	3.39	Developable Area (ha)	0.03
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
-----	-------	------------------------------------	-------

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

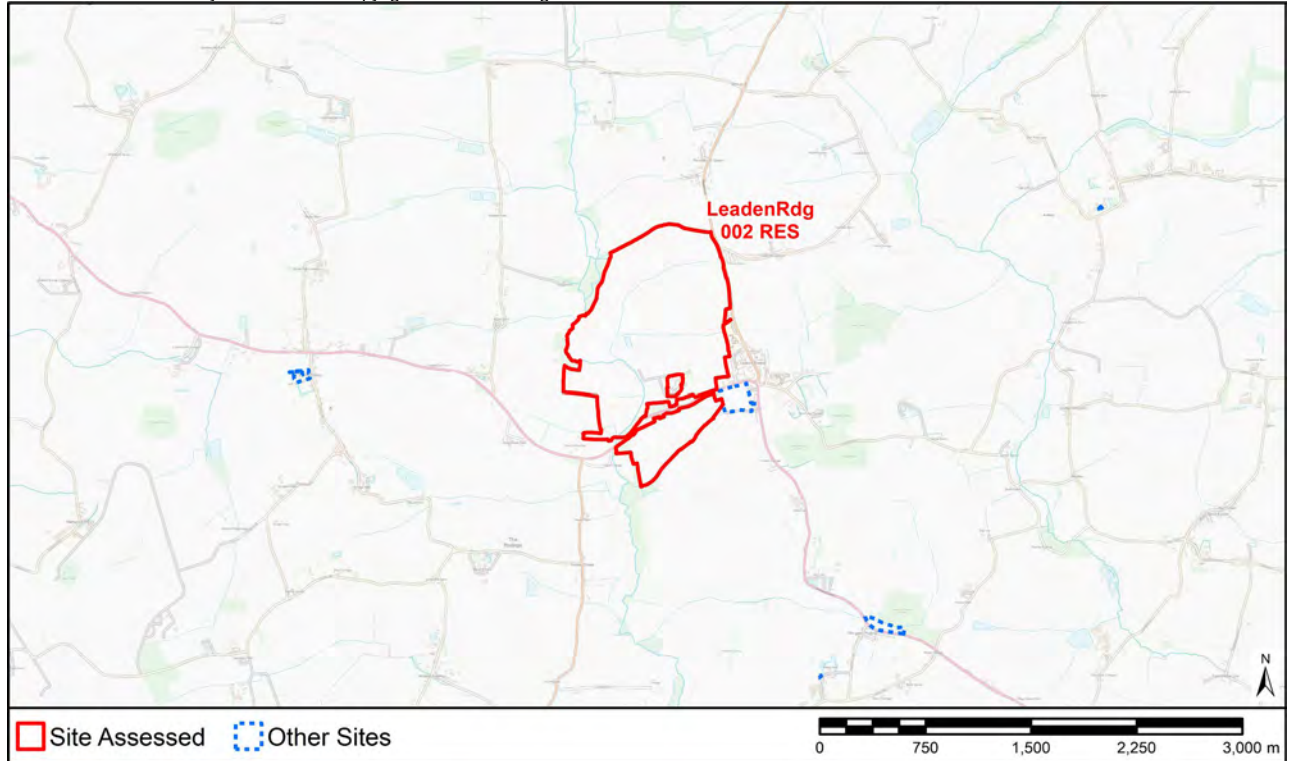
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LeadenRdg 002 RES – Land at Leaden Roding

Parish	Leaden Roding	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	140.15	Developable Area (ha)	67.73
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Lindsell 001 RES – The Orchard Bowles Farm, Lindsell

Parish	Lindsell	Source	Call for sites
Existing Use	Unused Orchard	Proposed Use	Residential
Site Area (ha)	2.62	Developable Area (ha)	2.59
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Littlebury 001 RES – Rectory Farm, Littlebury

Parish	Littlebury	Source	Call for sites
Existing Use	Shop, associated offices, B1 Use, Storage & Agricultural Buildings	Proposed Use	Residential
Site Area (ha)	1.08	Developable Area (ha)	0.98
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	UTT/1022/01/FUL Change of use of existing agricultural building to class A1 shop; associated office and storage - Approved 1.10.21. UTT/0234/05/FUL Change of use of redundant agricultural building to B1 class use. Approved 15.4.05		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	RED
----------------------------	---------	-----------------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation No

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

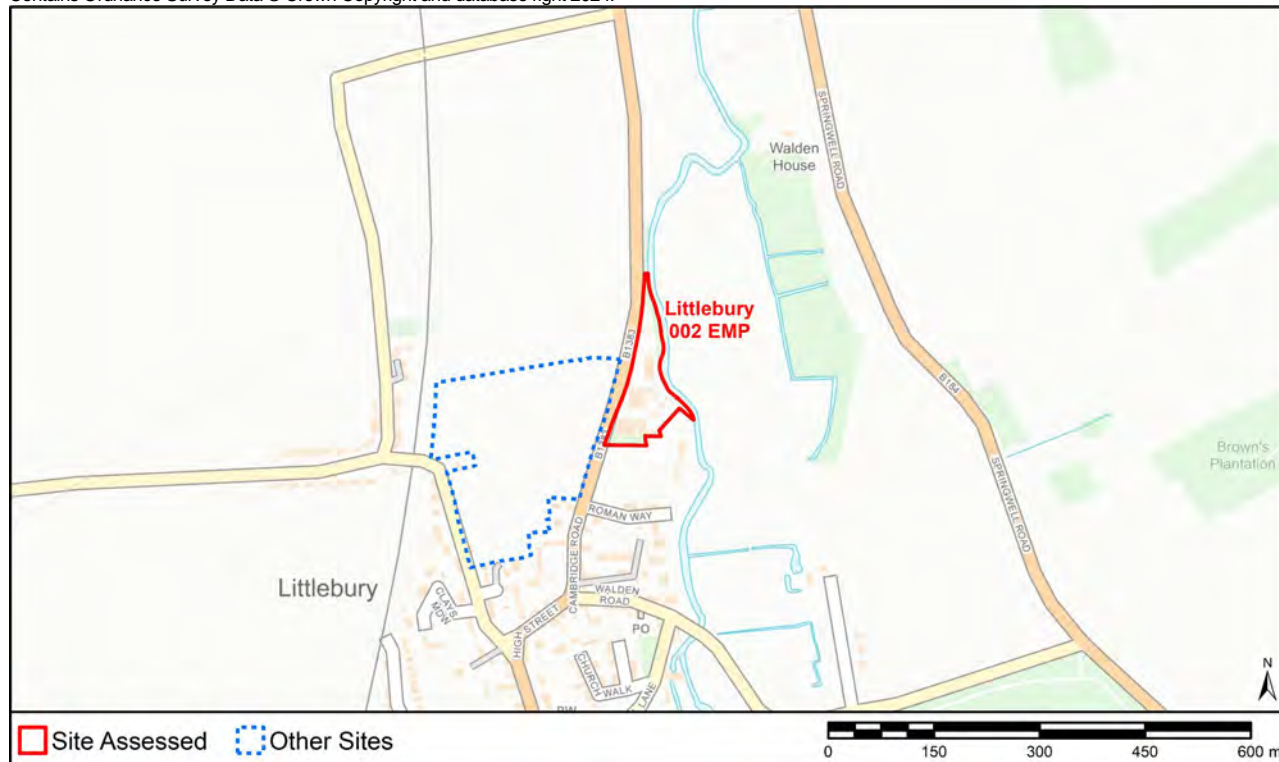
Littlebury 002 EMP – Rectory Farm, Littlebury

Parish	Littlebury	Source	Call for sites
Existing Use	Mixed uses - shop, associated offices, agricultural buildings	Proposed Use	Commercial
Site Area (ha)	1.08	Developable Area (ha)	0.98
Housing assumed capacity	N/A	Employment floorspace (sqm)	3920

Site History

UTT/1022/01/FUL Change of use of existing agricultural building to class A1 shop; associated office and storage - Approved 1.10.21.
 UTT/0234/05/FUL Change of use of redundant agricultural building to B1 class use. Approved 15.4.06

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	AMBER
----------------------------	---------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation No

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
------------	-------	---	-------

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

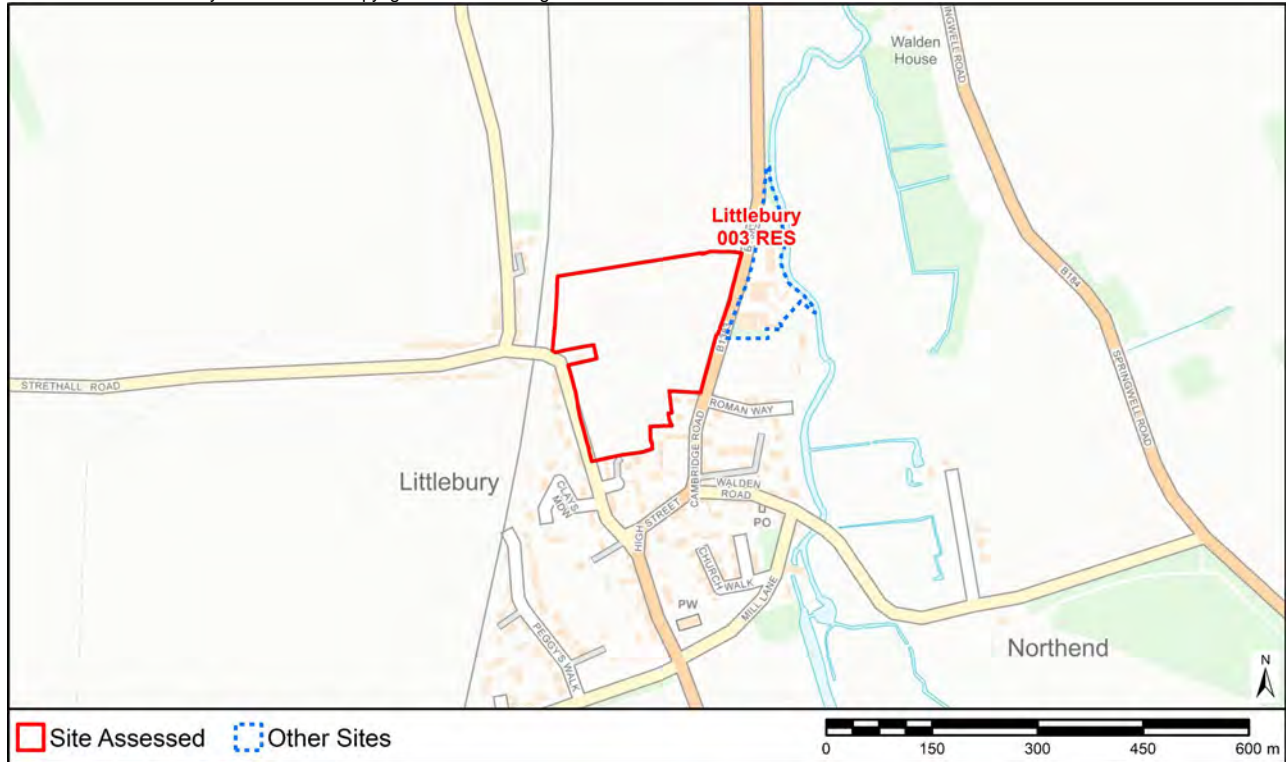
CONCLUSIONS	
Suitability	Suitable
Suitability commentary	The site is predominantly previously developed land at the edge of Littlebury currently in commercial use, located along the B1383. The site is suitable for redevelopment for employment use. Key constraints identified include risk of fluvial flooding as the eastern boundary of the site along River Cam is in Flood Zone 3, proximity to designated heritage assets, presence of trees protected under the Tree Preservation Order and groundwater source protection.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	3920	N/A	N/A

Littlebury 003 RES – Land west of Cambridge Road

Parish	Littlebury	Source	Call for sites
Existing Use	Agricultural, pasture, allotment land & unused land	Proposed Use	Mixed Use - Residential, community & leisure uses, habitat creation & woodland building
Site Area (ha)	5.11	Developable Area (ha)	5.11
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	GREEN		
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtBardfield 001 RES – Land east of Styles, Little Bardfield

Parish	Little Bardfield	Source	Call for sites
Existing Use	Agricultural grassland	Proposed Use	Residential
Site Area (ha)	0.55	Developable Area (ha)	0.55
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

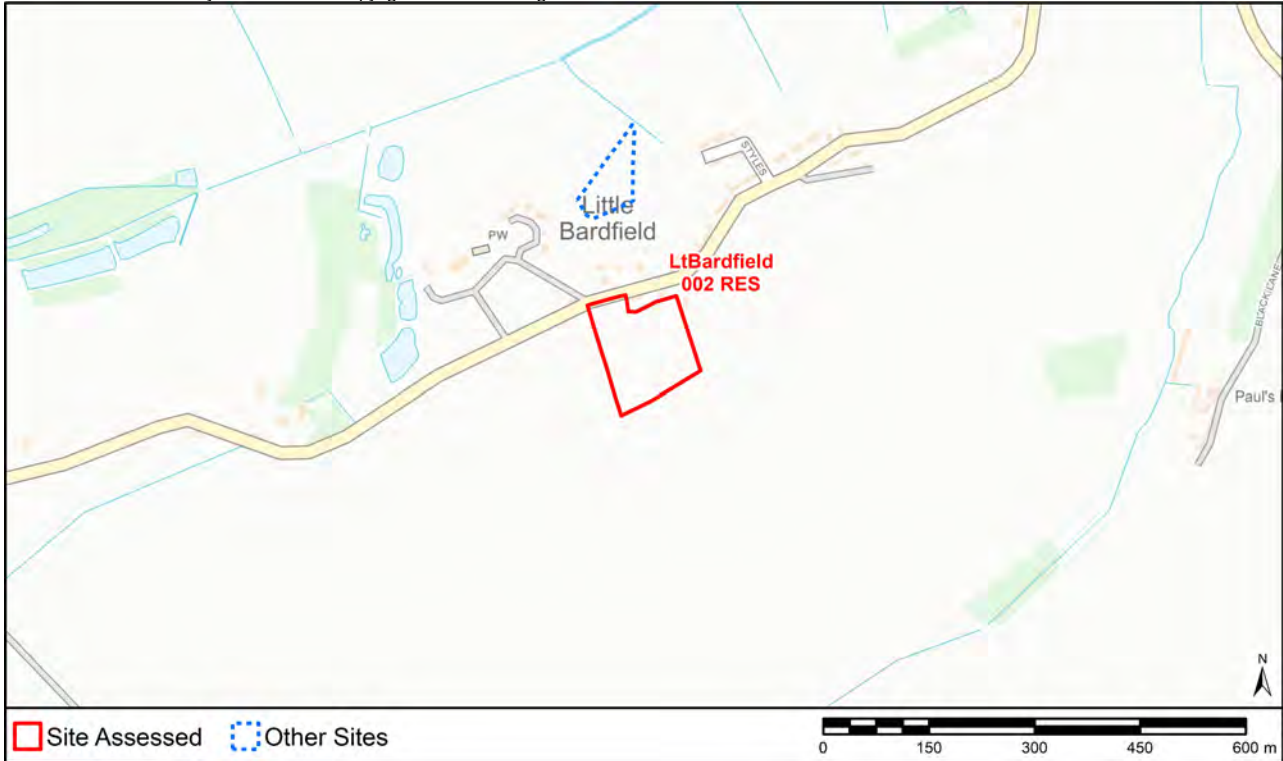
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtBardfield 002 RES – Land South of Bardfield Road, Little Bardfield

Parish	Little Bardfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.71	Developable Area (ha)	1.71
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

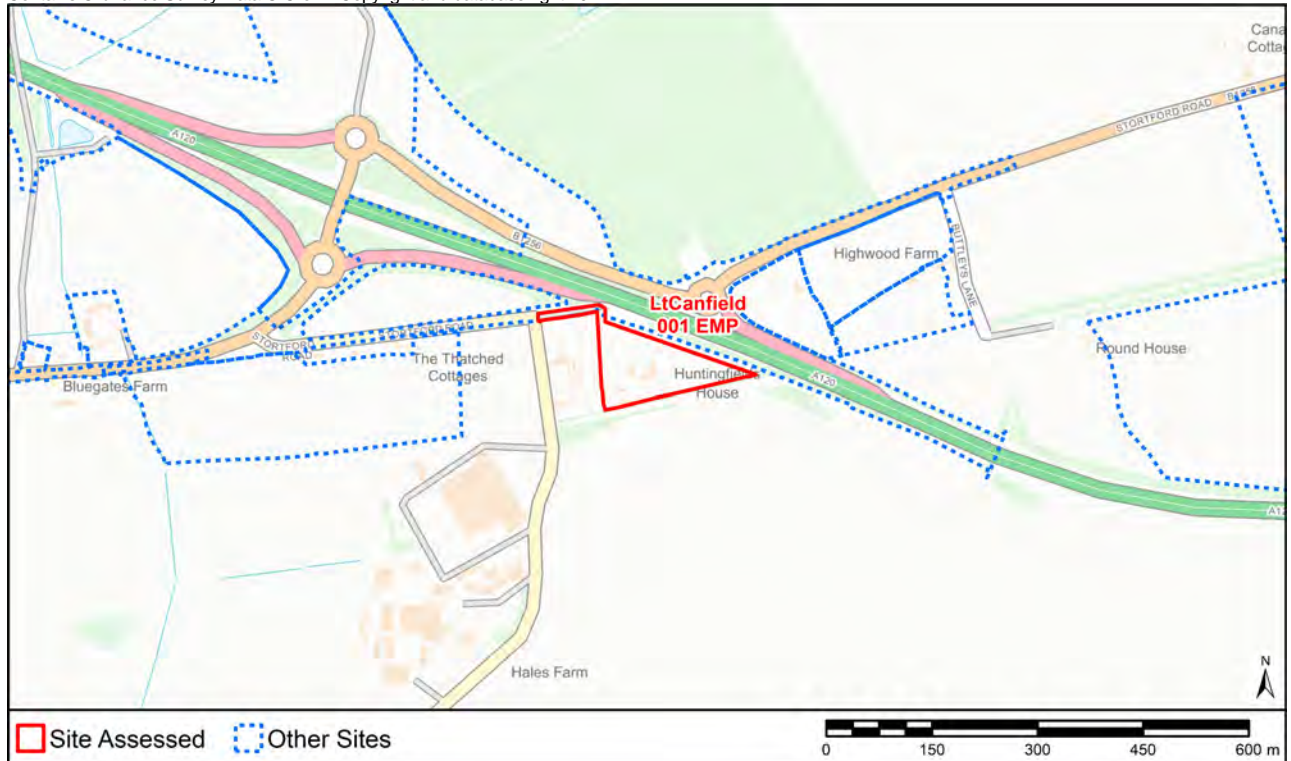
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 001 EMP – Huntingfields House, Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Residential	Proposed Use	Employment
Site Area (ha)	1.53	Developable Area (ha)	1.53
Housing assumed capacity	N/A	Employment floorspace (sqm)	6120
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	6120	N/A	N/A

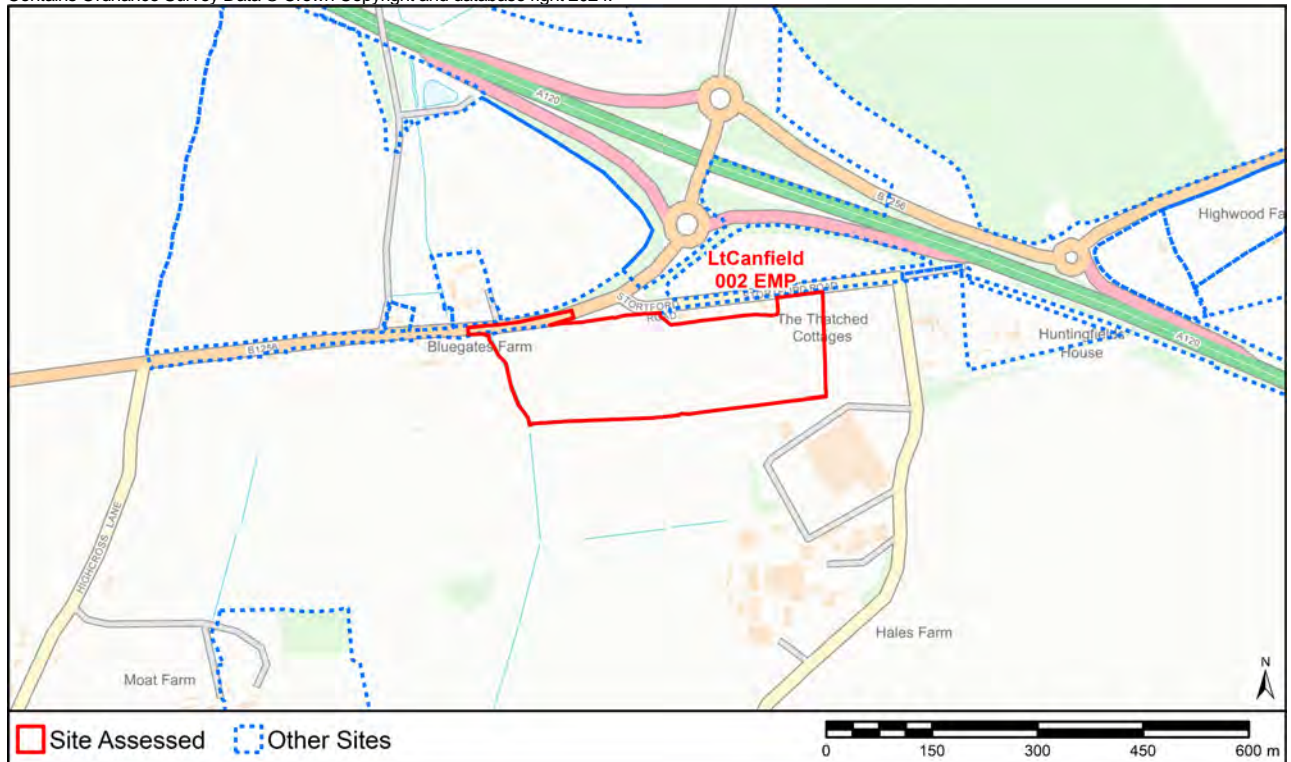
LtCanfield 002 EMP – Land south of Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	6.33	Developable Area (ha)	6.29
Housing assumed capacity	N/A	Employment floorspace (sqm)	25320

Site History

UTT/19/1166/OP Refused: Detailed proposal for Construction of a new Council Depot comprising vehicle workshop, office building, external storage, grounds maintenance storage, parking, landscaping, vehicular access and all supporting infrastructure. 2. Outline proposal for up to 4.6ha of employment land comprising Business, General Industrial and Storage and Distribution uses (Use Class B1, B2 and/or B8) (with all matters reserved except for access)

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

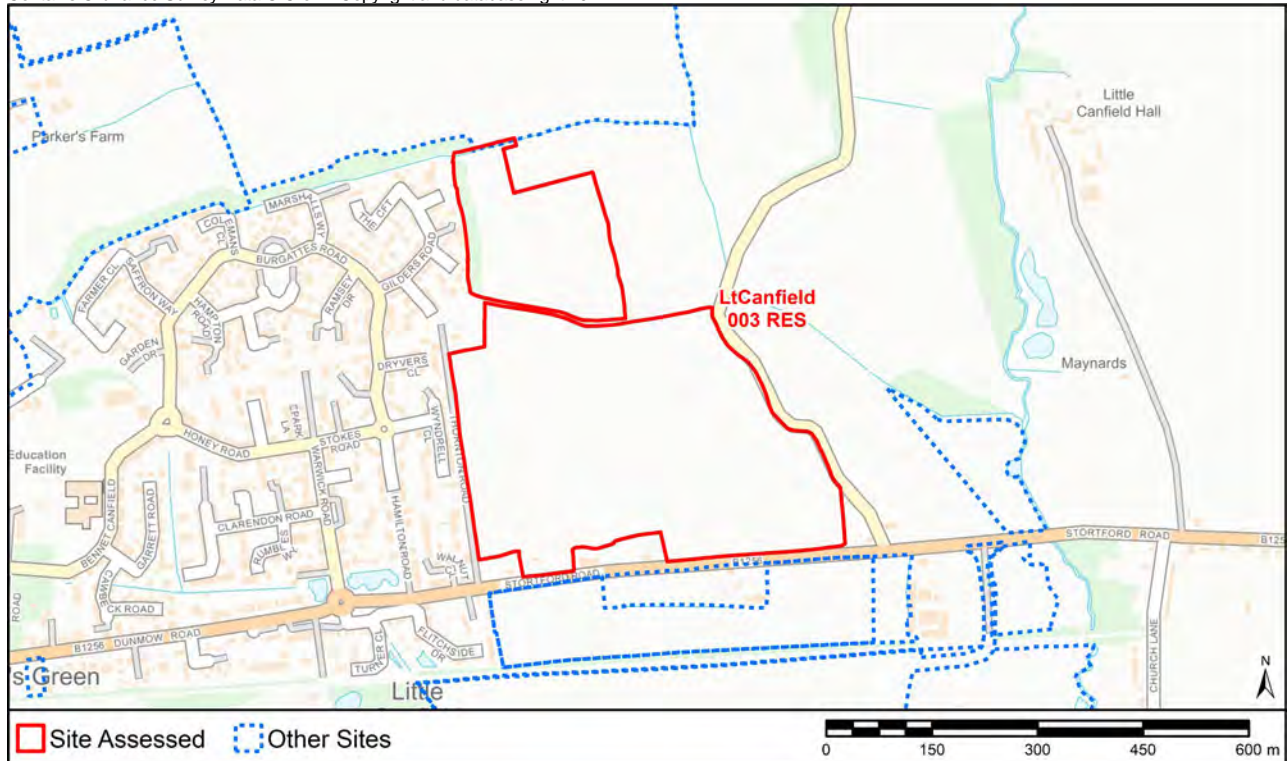
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	25320	N/A	N/A	N/A

LtCanfield 003 RES – Land at Warrens Farm, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	19.88	Developable Area (ha)	19.87
Housing assumed capacity	417	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to the built up area of Takeley and Little Canfield, a top three tier settlement. Site is wholly or partly within a Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains a Protected Lane. Site contains a Right of Way. Site is Grade 2 Very Good Quality Agricultural Land. Site contains TPOs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	167	N/A	N/A

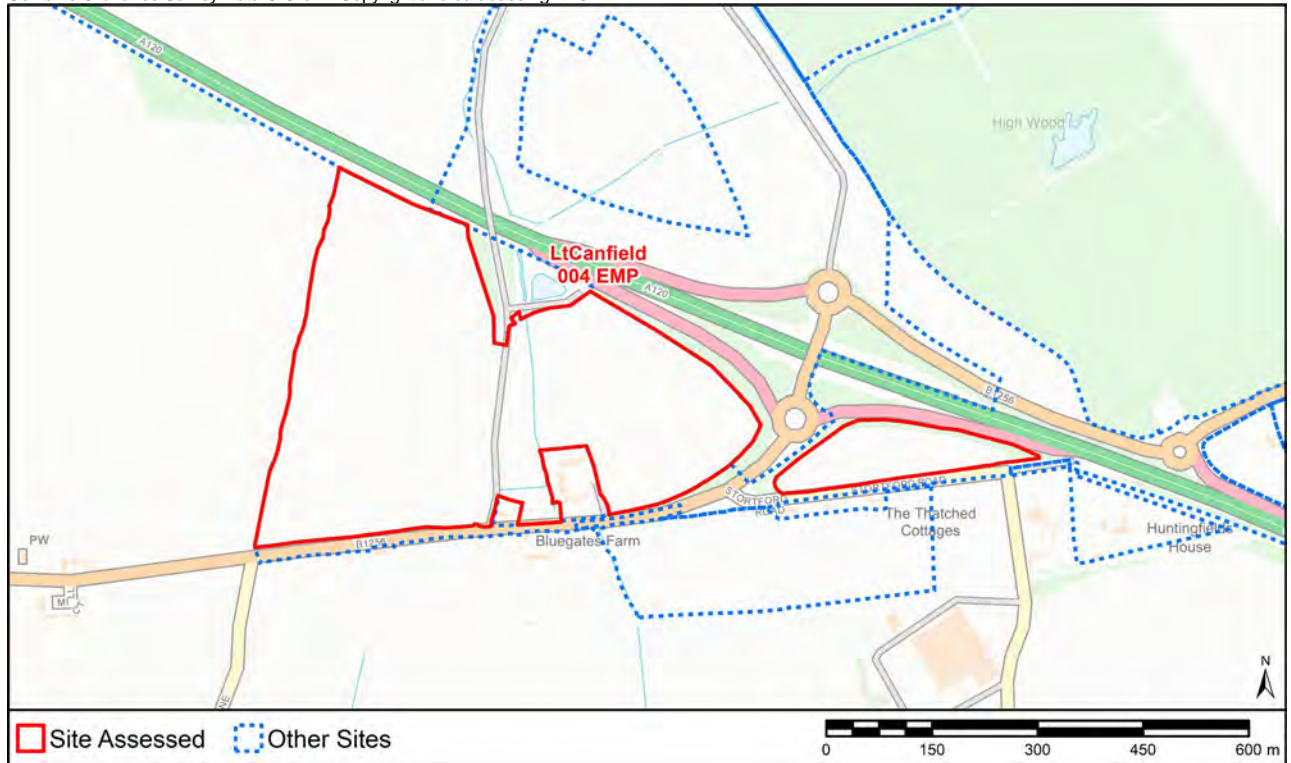
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 004 EMP – Land south of A120 North of Stortford Road, Great Dunmow

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	23.46	Developable Area (ha)	23.46
Housing assumed capacity	N/A	Employment floorspace (sqm)	93840
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. BMV. Site is wholly or partly within a Locally Listed Heritage Site. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	93840	N/A	N/A	N/A

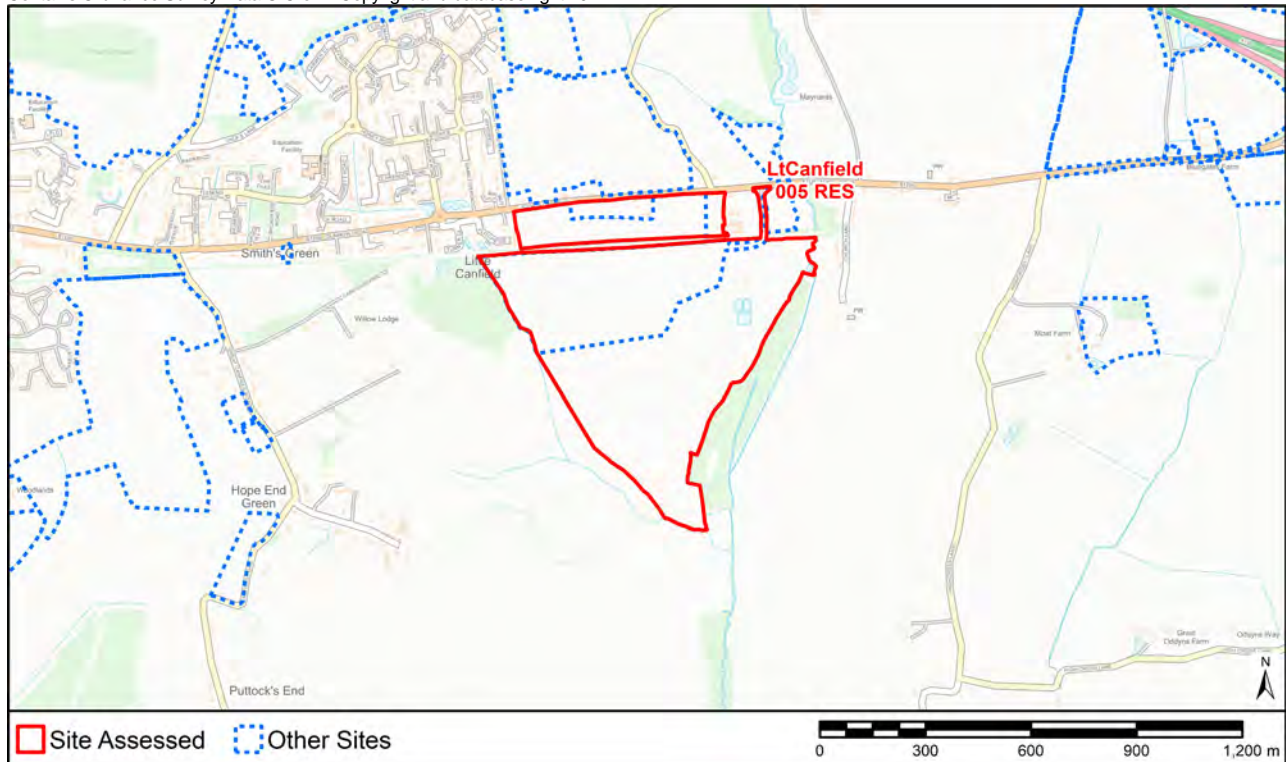
LtCanfield 005 RES – Land south west of Crumps Farm, Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural / former waste management	Proposed Use	Residential
Site Area (ha)	47.54	Developable Area (ha)	47.13
Housing assumed capacity	990	Employment floorspace (sqm)	N/A

Site History

Part of site south of Stortford Road. UTT/21/3272/OP Refused 15.12.22 - Outline application with all matters reserved except for access for the erection of up to 90 dwellings, including affordable housing, together with access from B1256 Stortford Road, sustainable drainage scheme with an outfall to the River Roding, Green Infrastructure

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	AMBER
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	290	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

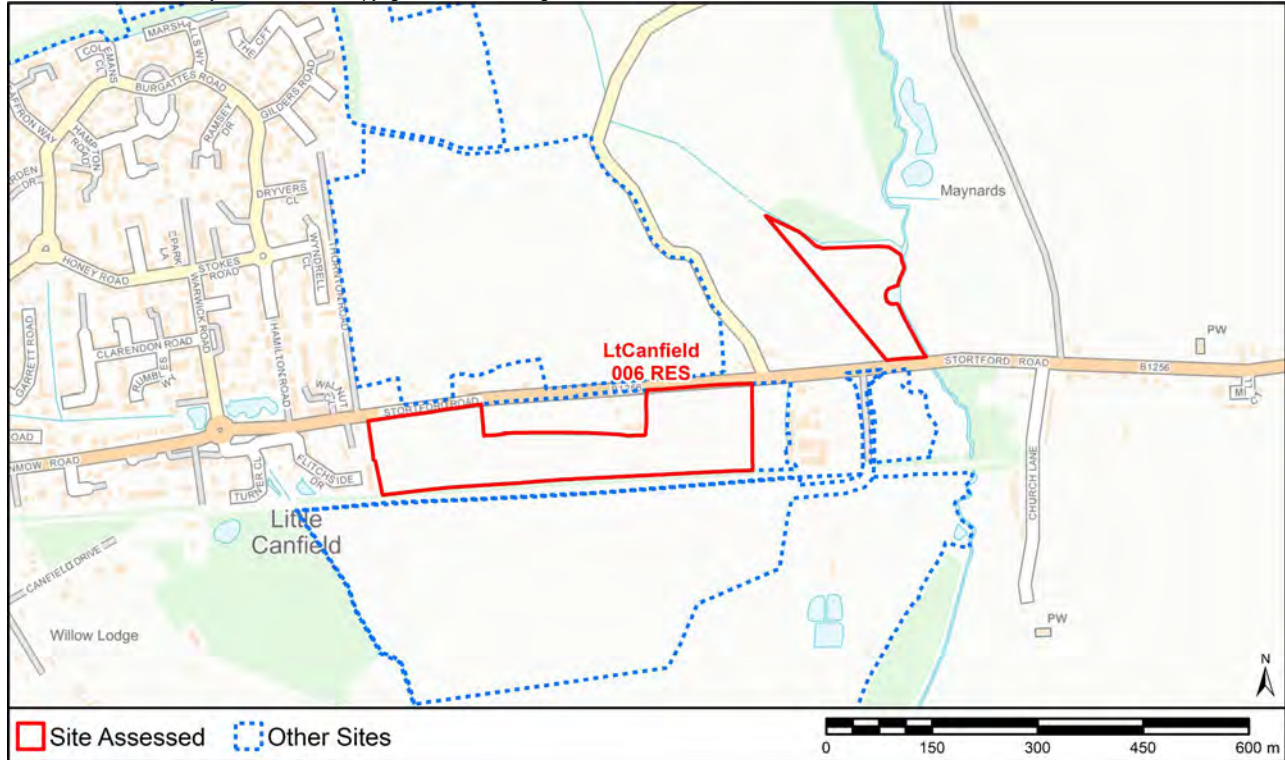
LtCanfield 006 RES – Land south of Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.64	Developable Area (ha)	5.15
Housing assumed capacity	135	Employment floorspace (sqm)	N/A

Site History

UTT/21/3272/OP refused 15.12.22 - Outline application with all matters reserved except for access for the erection of up to 90 dwellings, including affordable housing, together with access from B1256 Stortford Road, sustainable drainage scheme with an outfall to the River Roding, Green Infrastructure

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential use partly adjacent to the built extent of Takeley and Little Canfield. Site is wholly or partly within a Countryside Protection Zone. Site is partly within Flood Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is crossed by Flitch Way. Site is predominantly Grade 2 Very Good Quality Agricultural Land. Site is partially within the curtilage of a Listed Building. Site contains TPOs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

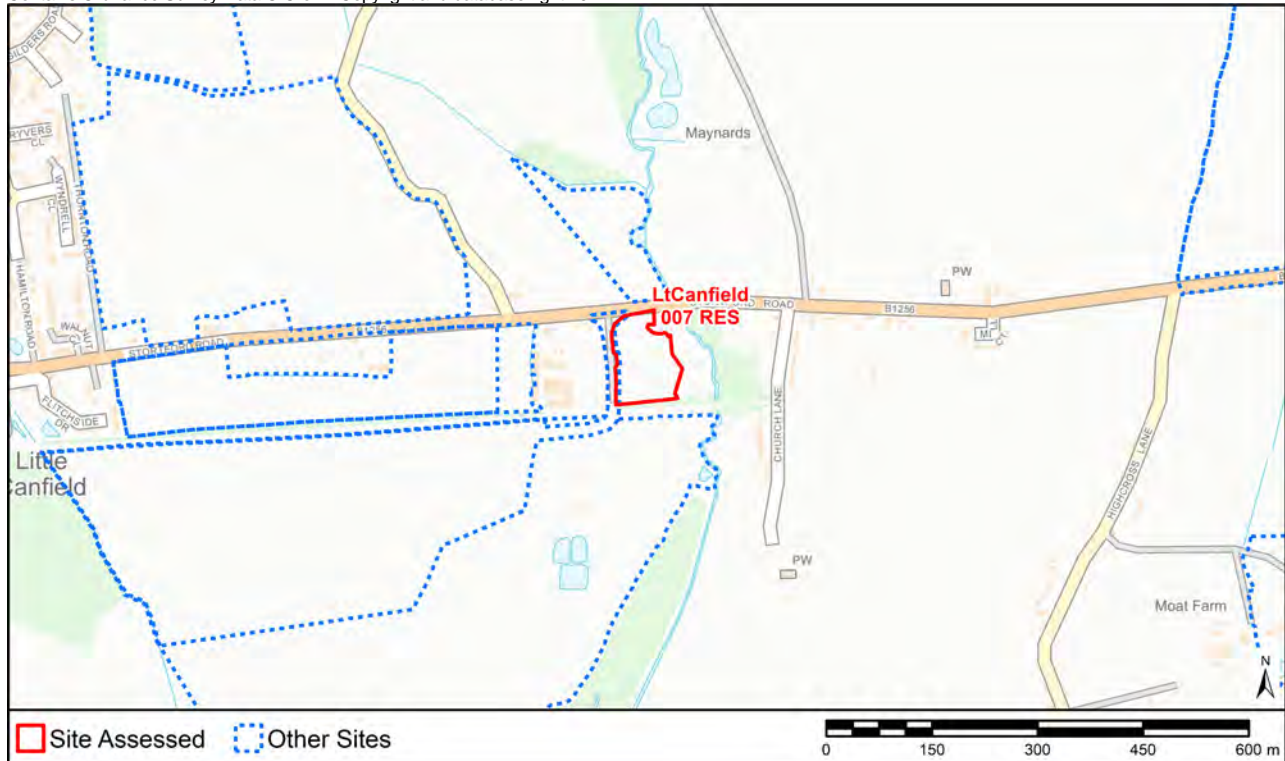
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	135	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 007 RES – Land east of Crumps Farm, south of Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural paddock	Proposed Use	Residential
Site Area (ha)	0.97	Developable Area (ha)	0.74
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	None
--------------	------

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 008 RES – Canfield Moat, High Cross Lane West, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.43	Developable Area (ha)	3.43
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/22/1897/PINS. Refused. S62A/22/0005 - Proposing the erection of 15 new dwellings

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

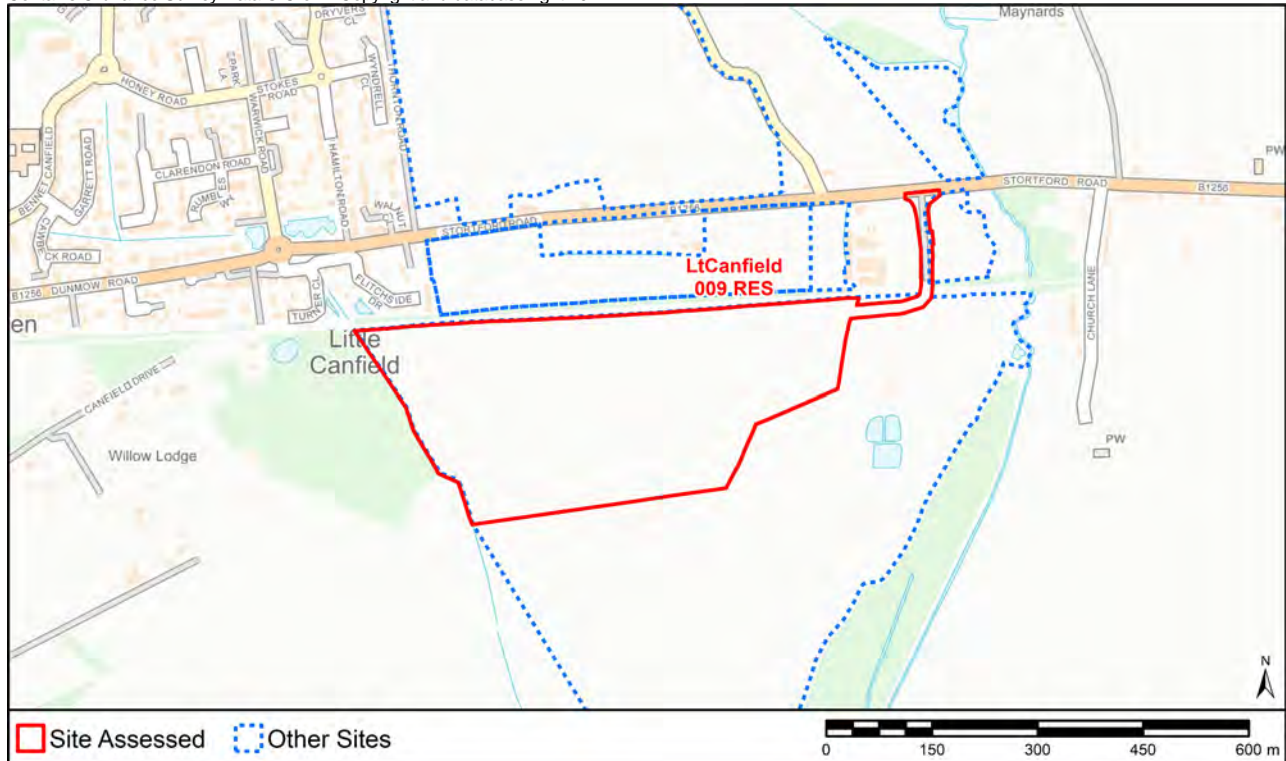
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtCanfield 009 RES – Land south west of Crumps Farm, Stortford Road, Little Canfield

Parish	Little Canfield	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	15.3	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

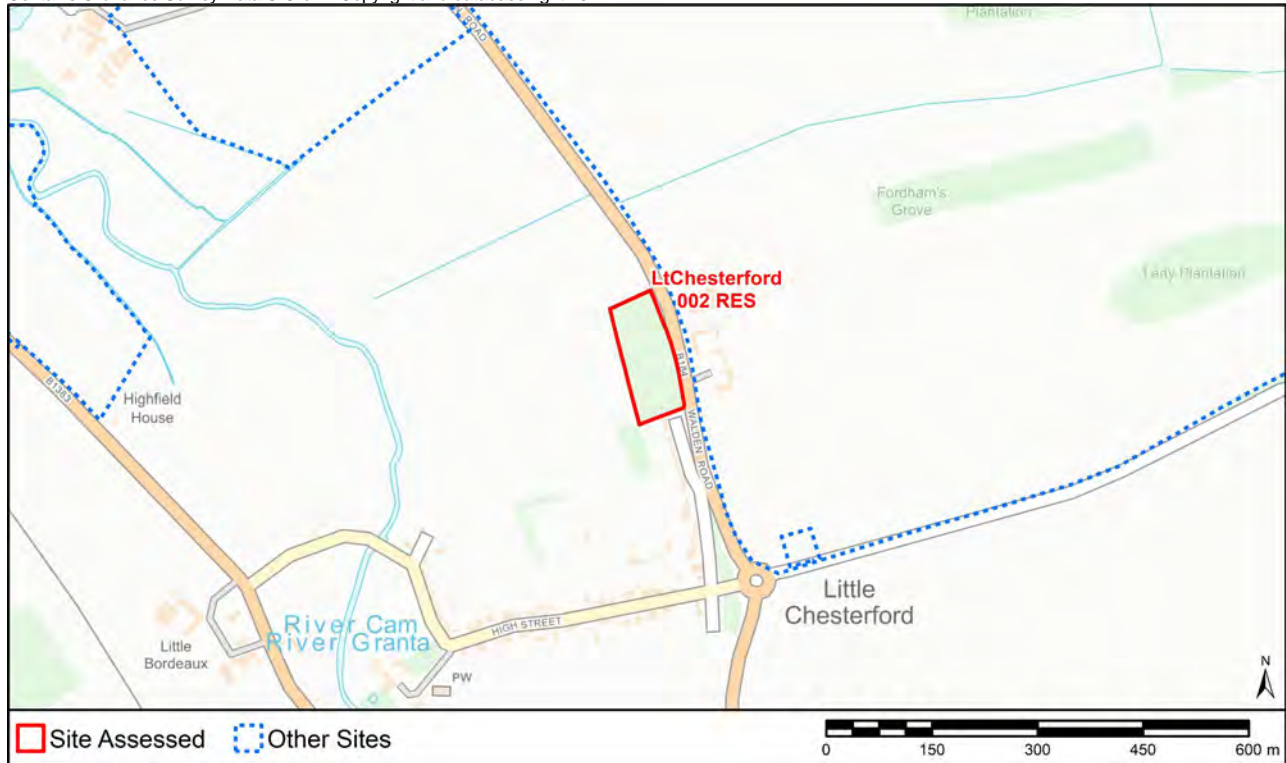
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtChesterford 002 RES – Land off Walden Road, Little Chesterford

Parish	Little Chesterford	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	1.19	Developable Area (ha)	1.19
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

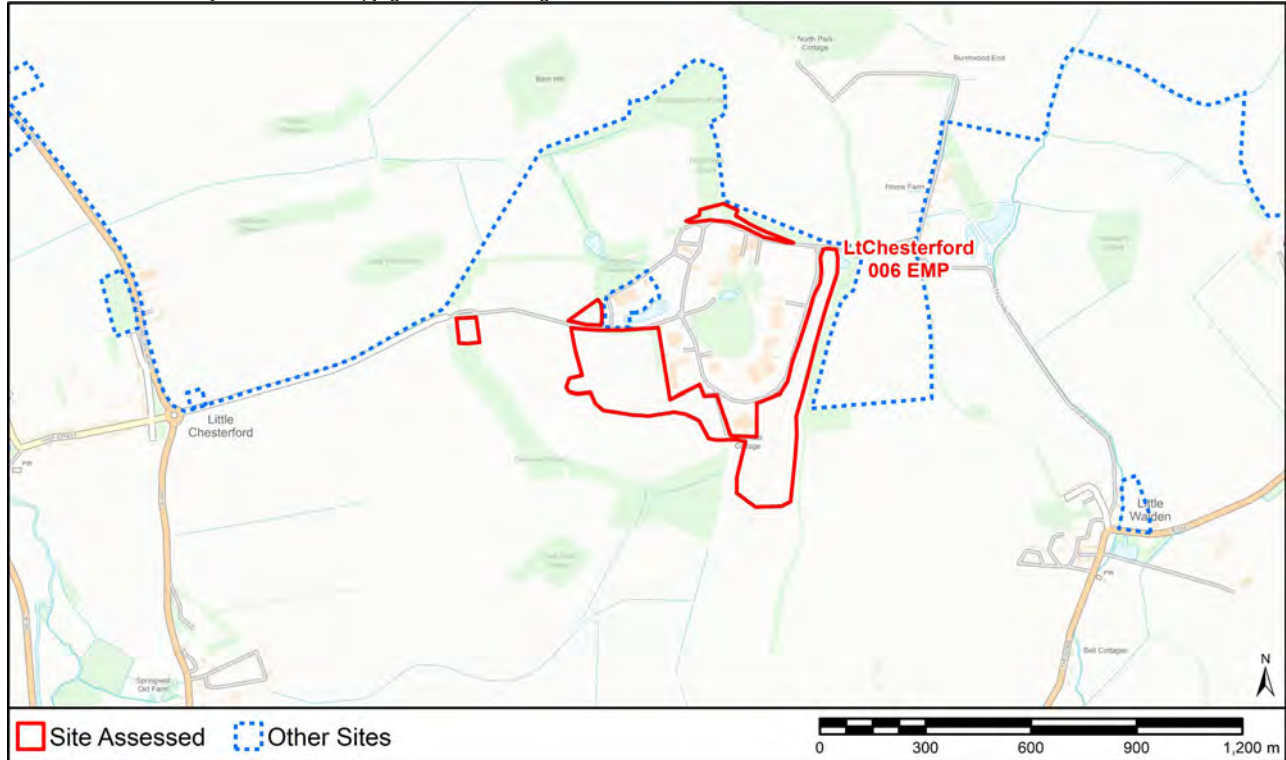
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtChesterford 006 EMP – Extension of Chesterford Research Park

Parish	Little Chesterford	Source	Employment Land Monitoring
Existing Use	Open space	Proposed Use	Research & Development - expansion of Chesterford Research Park
Site Area (ha)	14.95	Developable Area (ha)	14.94
Housing assumed capacity	N/A	Employment floorspace (sqm)	44827.575
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
----------------------------	-------	-----------------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to a top three tier settlement. Site is partly within a medium/high Surface Water Flood Risk Area. BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	44828	N/A	N/A	N/A

LtDunmow 001 RES – Land to the east of Station Road, Flitch Green, Little Dunmow

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential, public open space and potential community uses
Site Area (ha)	7.87	Developable Area (ha)	7.87
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
----------------------------	------------	-----------------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

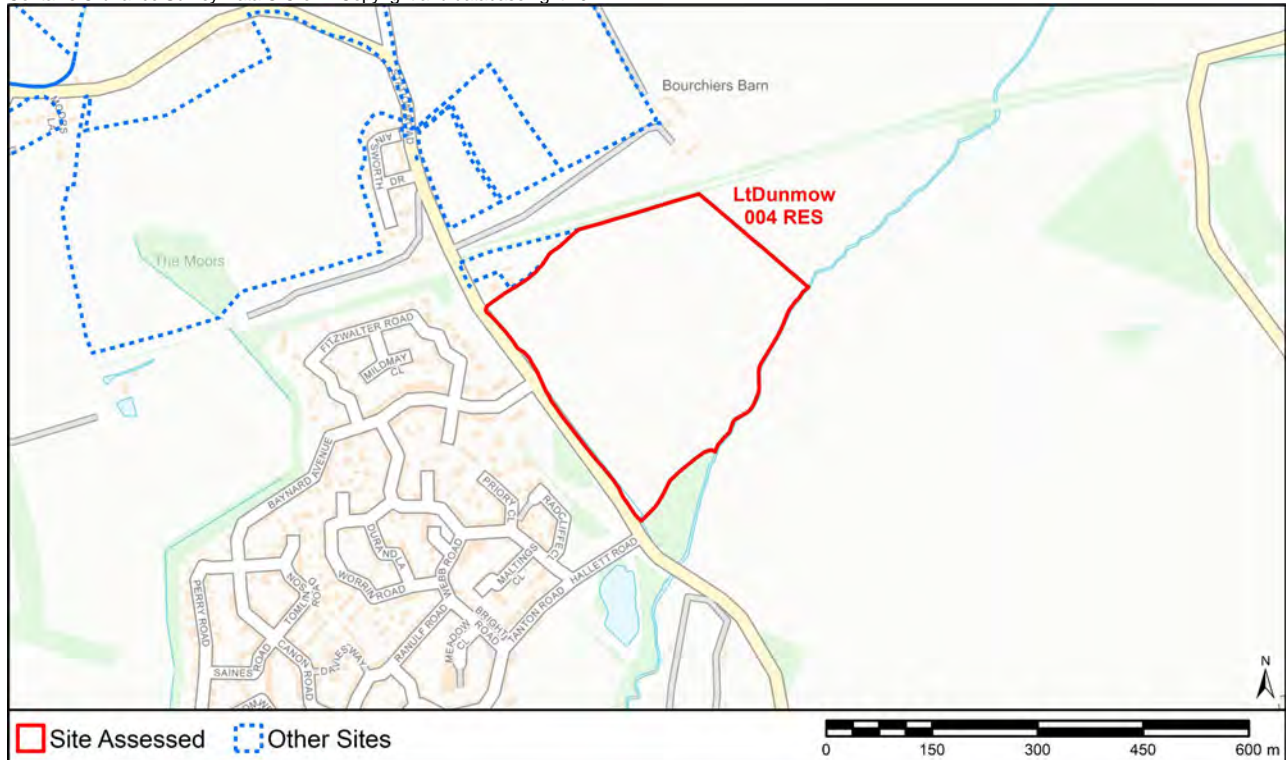
LtDunmow 004 RES – Land off Station Road, Flitch Green

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	11.52	Developable Area (ha)	11.19
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/3424/OP Refused and Appeal Dismissed 23.9.2019 - Outline planning application for the erection of up to 240 dwellings with public open space and associated works

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

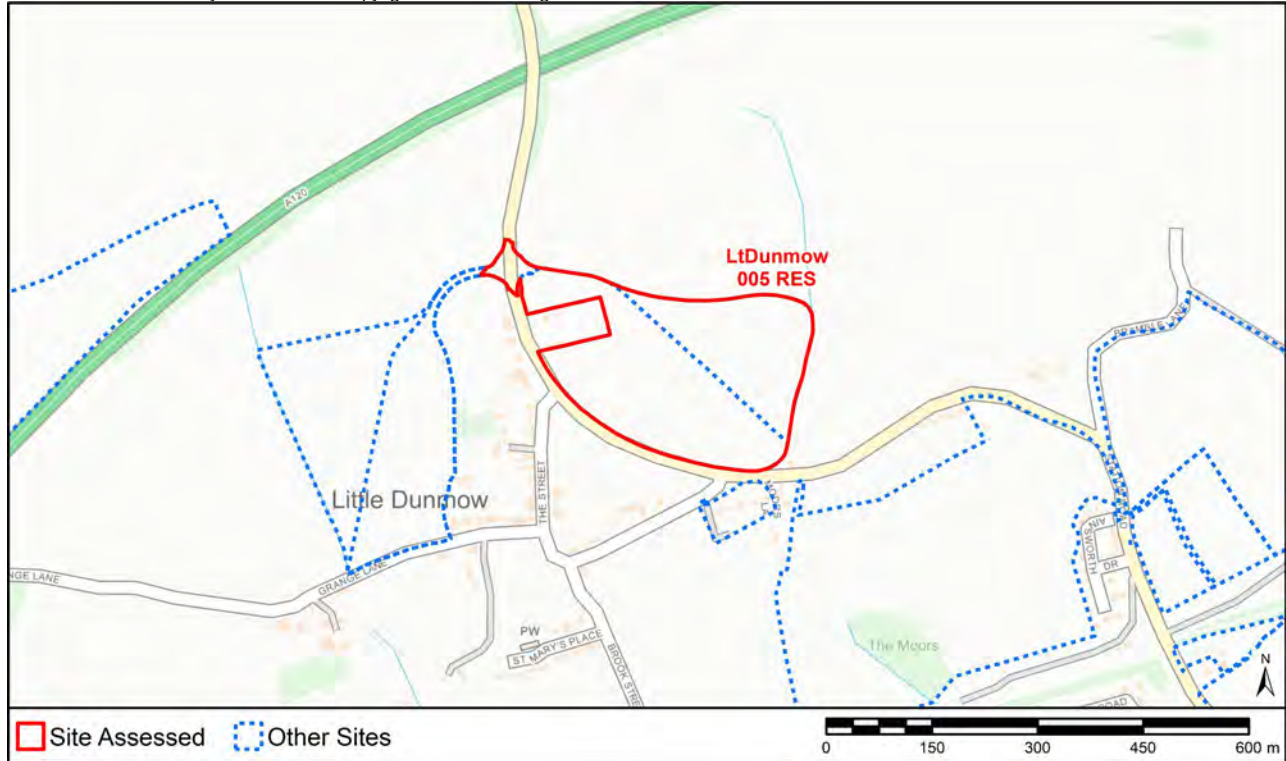
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 005 RES – Land east of Station Road, Little Dunmow (200 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	7.83	Developable Area (ha)	7.82
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

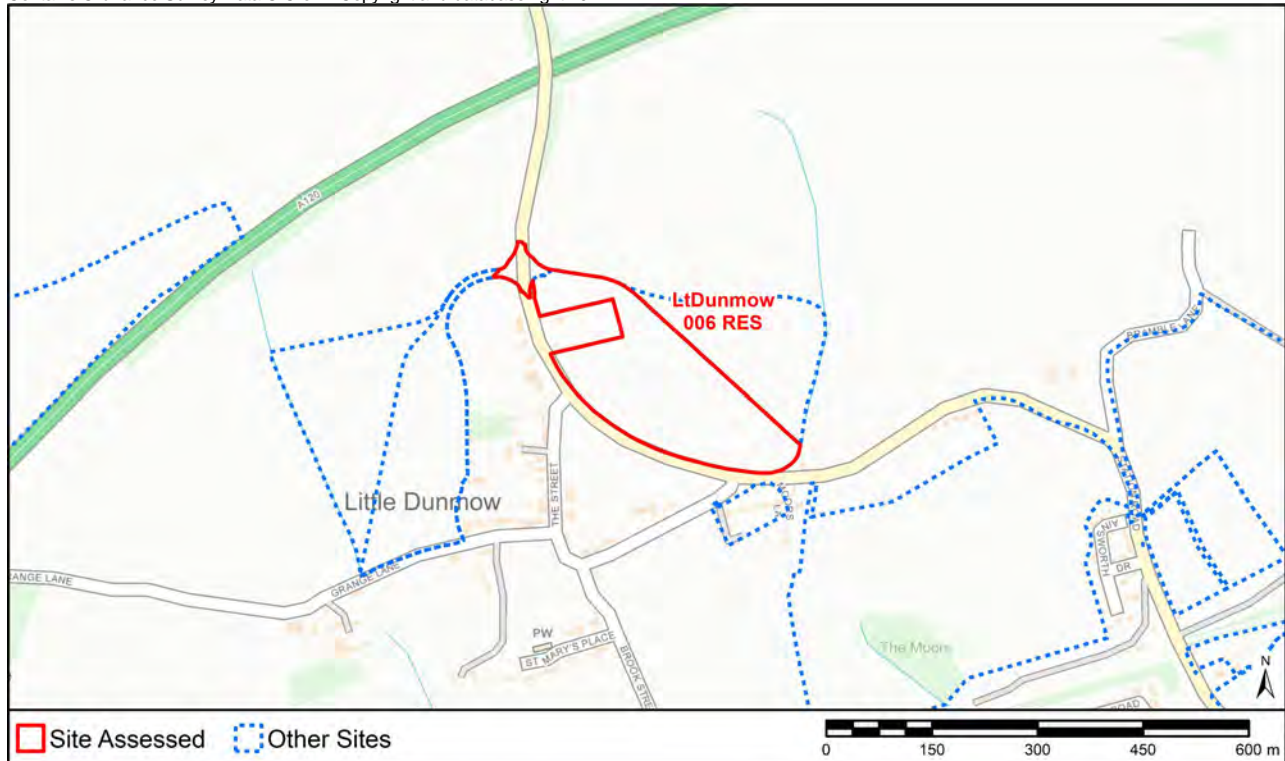
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 006 RES – Land east of Station Road, Little Dunmow (150 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Residential (Retirement Village)
Site Area (ha)	5.08	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

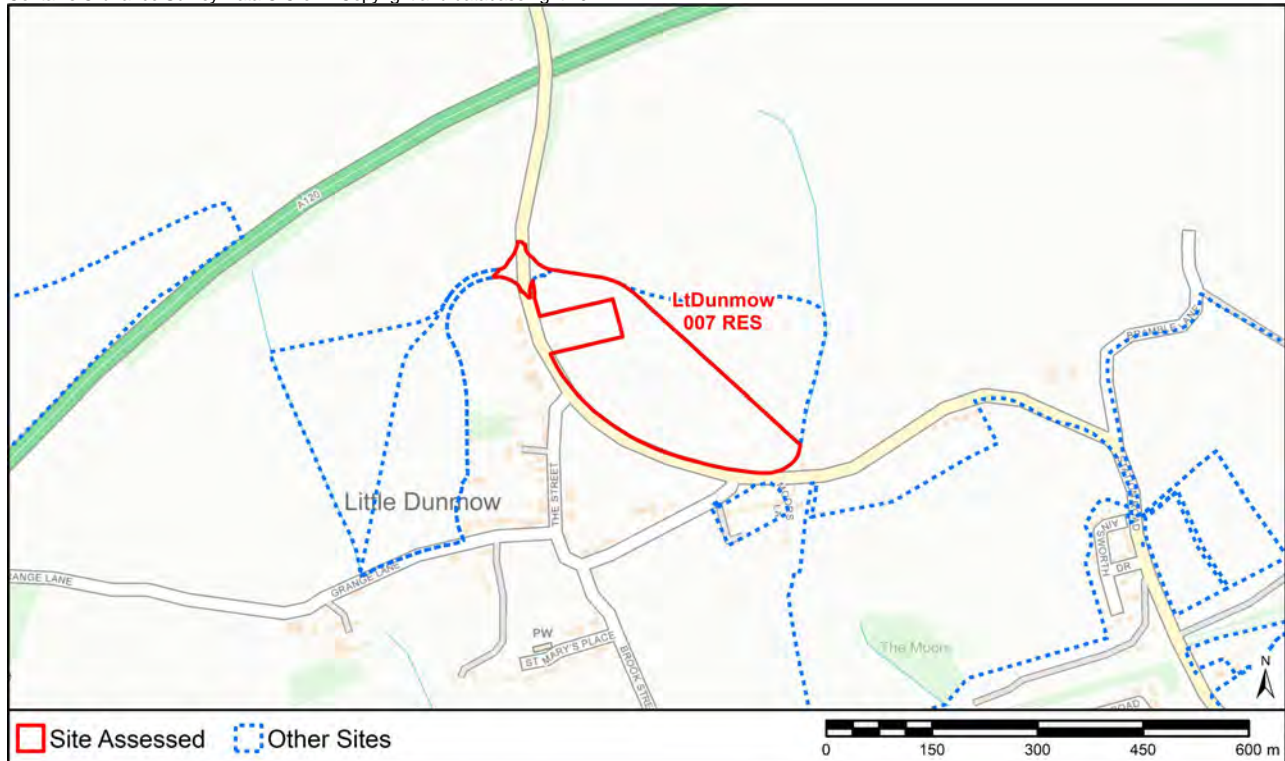
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 007 RES – Land east of Station Road, Little Dunmow (150 retirement)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Retirement Village
Site Area (ha)	5.08	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

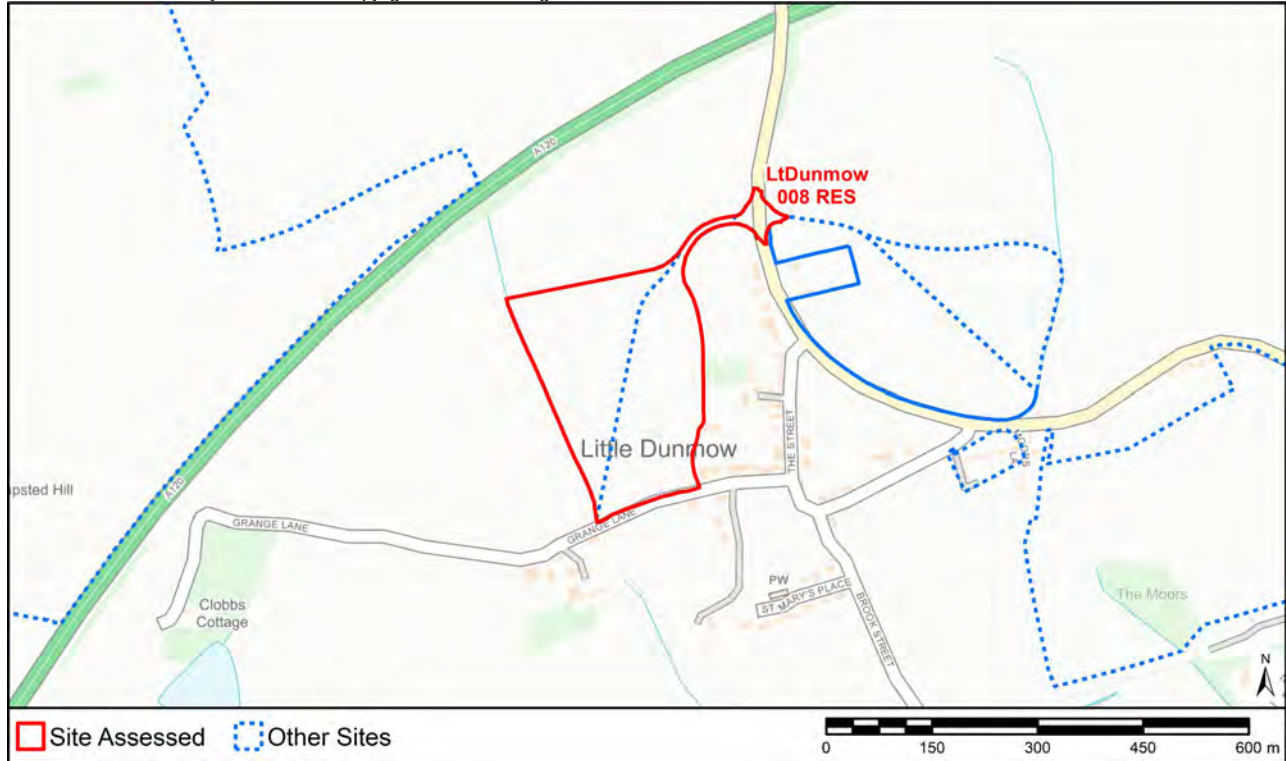
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 008 RES – Land west of Station Road, Little Dunmow (200 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Residential
Site Area (ha)	7.17	Developable Area (ha)	7.17
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

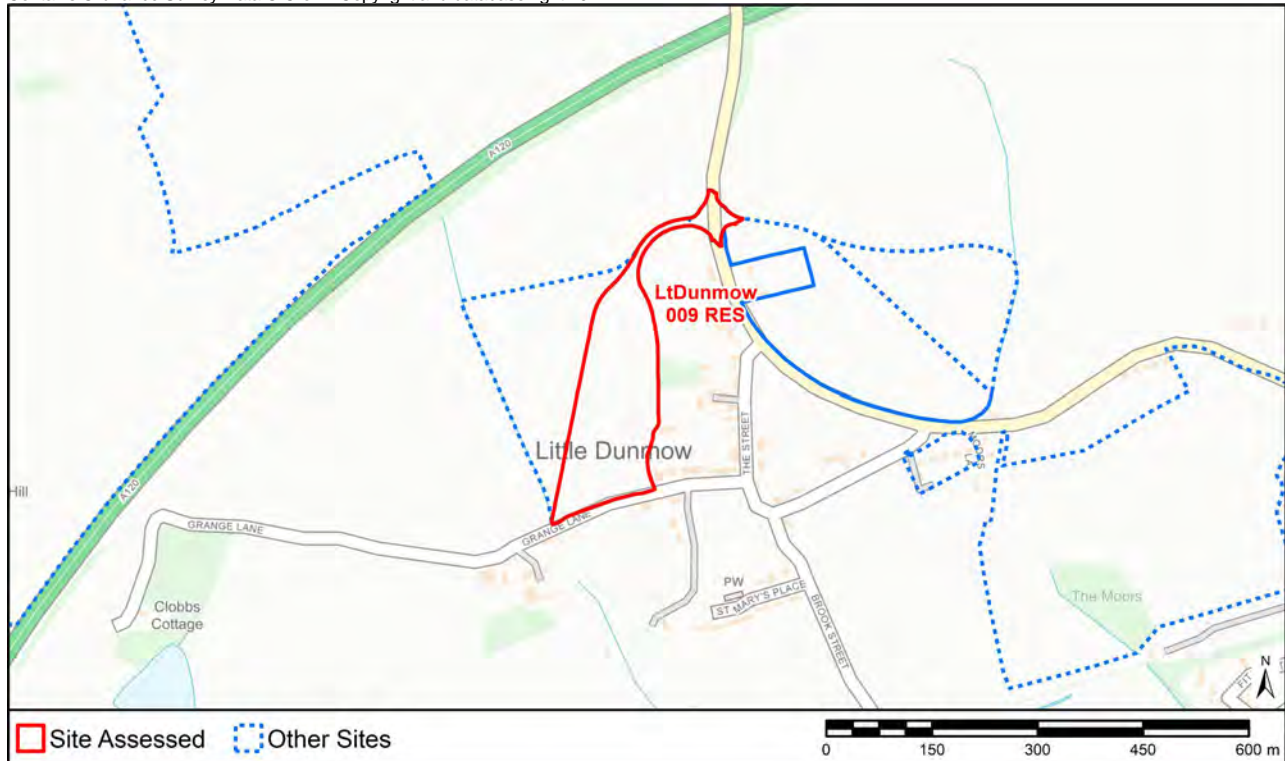
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 009 RES – Land west of Station Road, Little Dunmow (100 residential)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Residential
Site Area (ha)	3.78	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

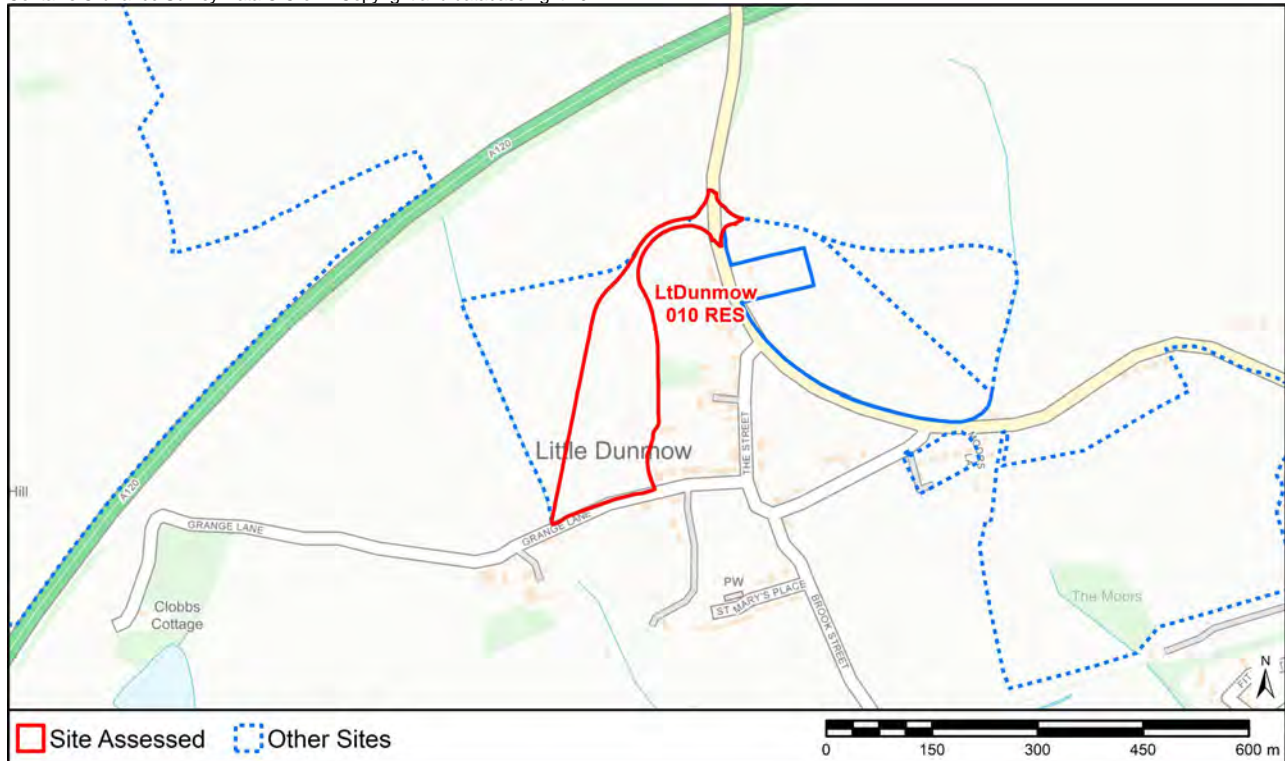
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtDunmow 010 RES – Land west of Station Road, Little Dunmow (100 retirement)

Parish	Little Dunmow	Source	Call for sites
Existing Use	Arable Farmland	Proposed Use	Retirement Village
Site Area (ha)	3.78	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

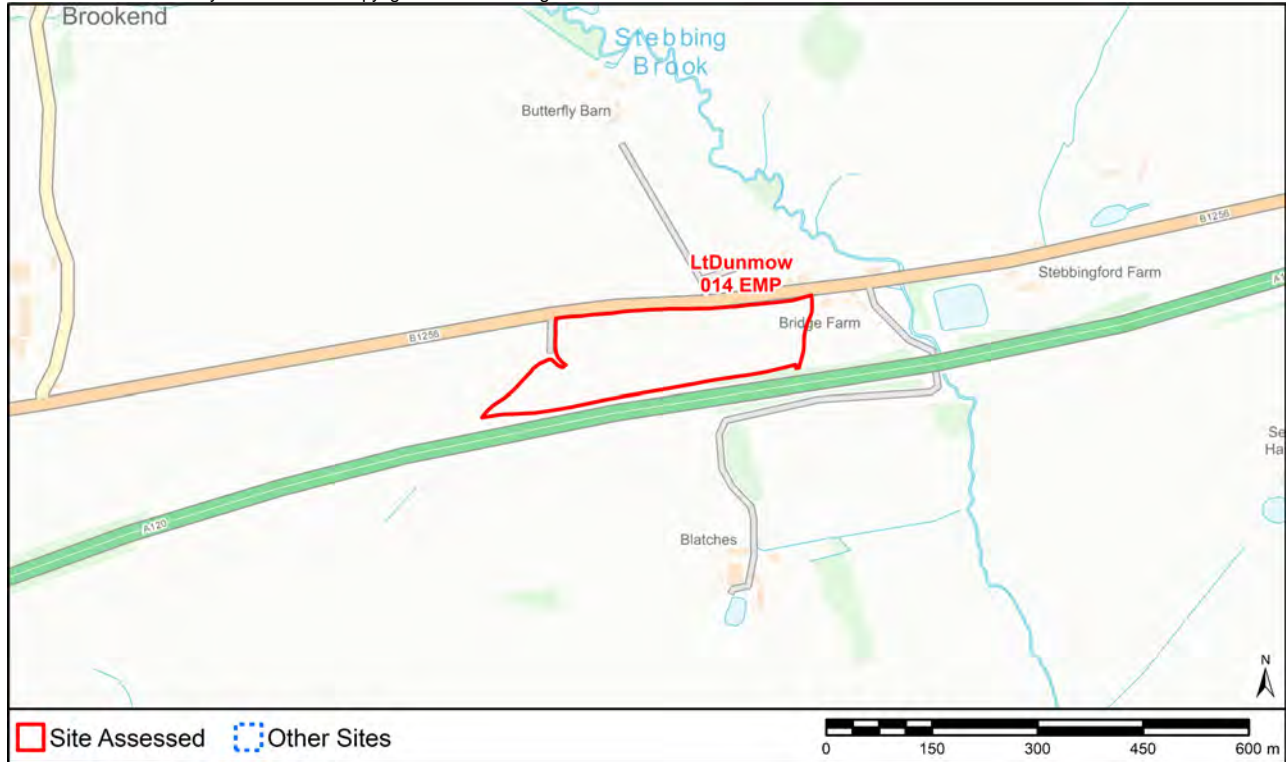
LtDunmow 014 EMP – The Ley Dunmow Road, Dunmow, south of B1256

Parish	Little Dunmow	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Commercial
Site Area (ha)	4.24	Developable Area (ha)	4.24
Housing assumed capacity	N/A	Employment floorspace (sqm)	16960

Site History

UTT/23/2986/OP - Validated 14 December 2023 - Outline application with all matters reserved for the erection of 2 no. agricultural buildings and associated hard standing to provide a grain, fertiliser, machinery store, workshop and office

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for commercial development and is wholly outside and not adjacent to a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	16960	N/A	N/A	N/A

LtEaston 001 RES – Mawbyns Mill End, Lt Easton

Parish	Little Easton	Source	Call for sites
Existing Use	Garden	Proposed Use	Residential
Site Area (ha)	1	Developable Area (ha)	0.23
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/2094/FUL. Refused. Erection of new dwelling together with associated landscape and access arrangements

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

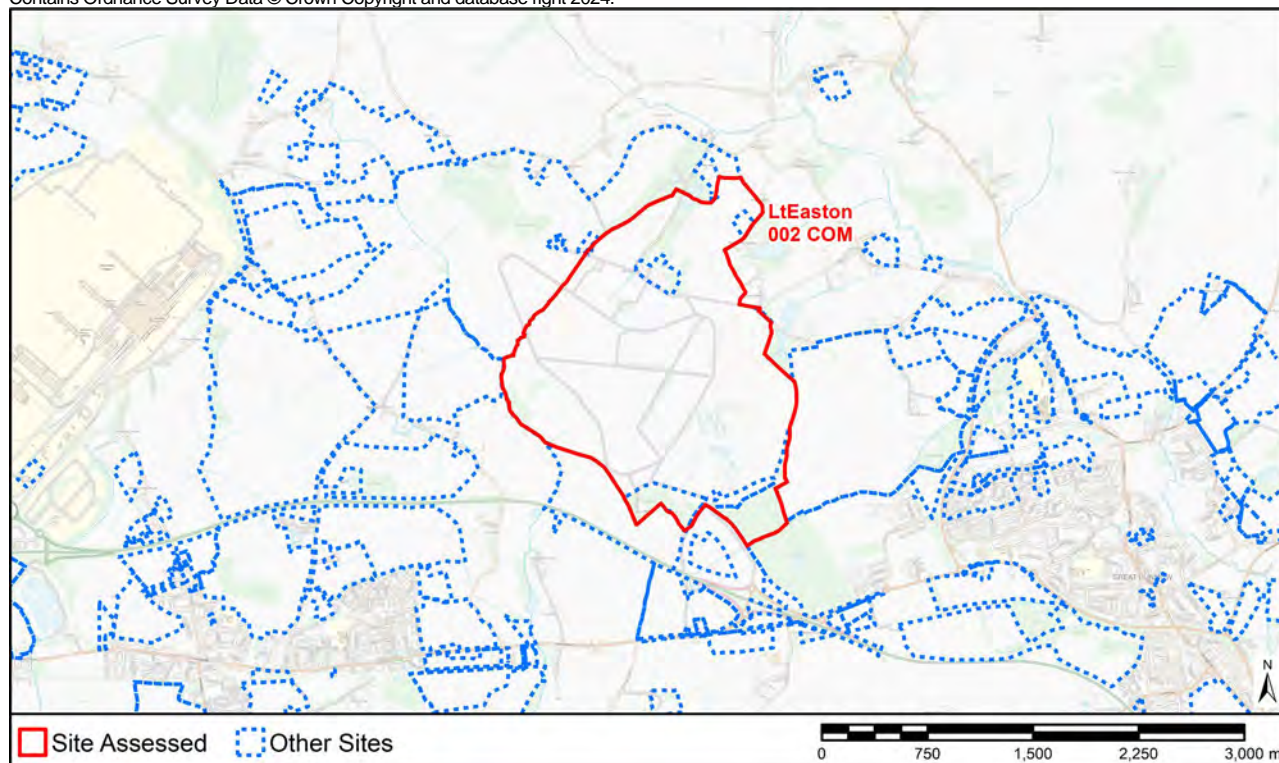
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtEaston 002 COM – Easton Park, Little Easton

Parish	Little Easton	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Country Park
Site Area (ha)	336.11	Developable Area (ha)	308.52
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	AMBER	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	AMBER

Conservation Area	GREEN	Registered Parks and Gardens	AMBER
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for a country park adjacent to committed development at Highwood Quarry at Great Dunmow. Site is partly within High Wood SSSI. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is partially within a Local Wildlife Site. Site is partly within a priority habitat. Site is partially within an ancient woodland. Site contains a Right of Way. Site is wholly or partly within a medium to high landscape sensitivity area. Possible BMVs. Site has potential archaeological value. Site is partially within the curtilage of a Listed Building. Site contains locally listed buildings. Site is partly within a Registered Parks and Gardens.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtEaston 003 RES – Land adjacent Woodside Way and Duck Street, Great Dunmow

Parish	Little Easton	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	23	Developable Area (ha)	22.98
Housing assumed capacity	483	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to committed development at Great Dunmow, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is adjacent to a number of Grade II listed buildings. Development of the site may reduce the gap between Highwood Quarry and Great Dunmow. Possible BMVs. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. Site is crossed by pylons which may reduce its developable area.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	233	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

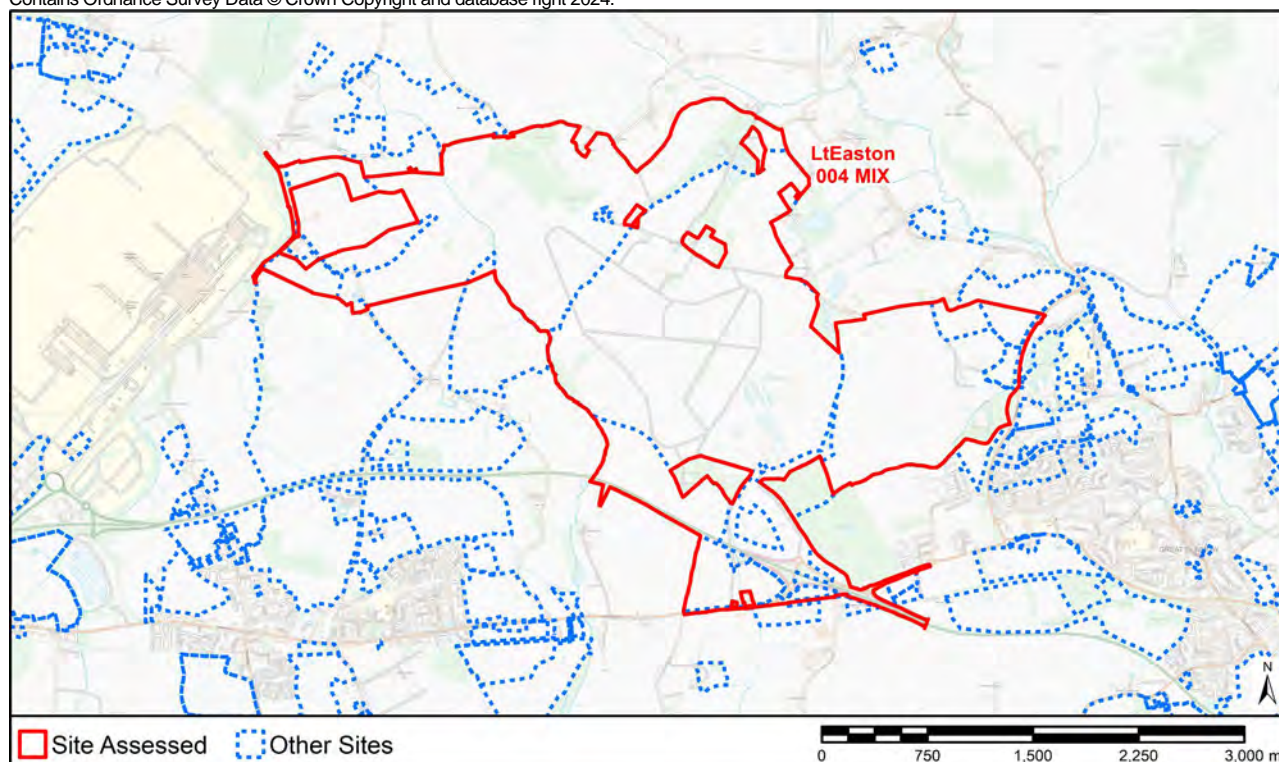
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtEaston 004 MIX – Easton Park, Great Dunmow

Parish	Little Easton	Source	Call for sites
Existing Use	Agriculture	Proposed Use	New Settlement / Garden Community
Site Area (ha)	808.95	Developable Area (ha)	790.1
Housing assumed capacity	0	Employment floorspace (sqm)	5600

Site History	UTT/23/2070/CC - Approved (31.08.2023) Consultation on Essex County Council application ESS/16/20/UTT/66/01 - Details pursuant to condition 66 (Annual working and reclamation scheme 2023) of ESS/20/18/UTT. ESS/20/18/UTT was a variation, the original permission was ESS/65/06/UTT for "Winning and working of sand and gravel, erection of a concrete plant, workshop and ancillary buildings, and the importation and treatment of inert material to produce secondary aggregate and reclamation material for progressive restoration to landscaped farmland
---------------------	--

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	AMBER	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	AMBER
Conservation Area	GREEN	Registered Parks and Gardens	AMBER
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use adjacent to committed development at Highwood Quarry at Great Dunmow. Site is partly within High Wood SSSI. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is partially within a Local Wildlife Site. Site is partly within a priority habitat. Site is partially within an ancient woodland. Site contains a Right of Way. Site is wholly or partly within a medium to high landscape sensitivity area. Full development of the site may lead to coalescence between Stansted Airport and Great Dunmow. Possible BMVs. Site has potential archaeological value. Site is partially within the curtilage of a Listed Building. Site contains locally listed buildings. Site is partly within a Registered Parks and Gardens.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

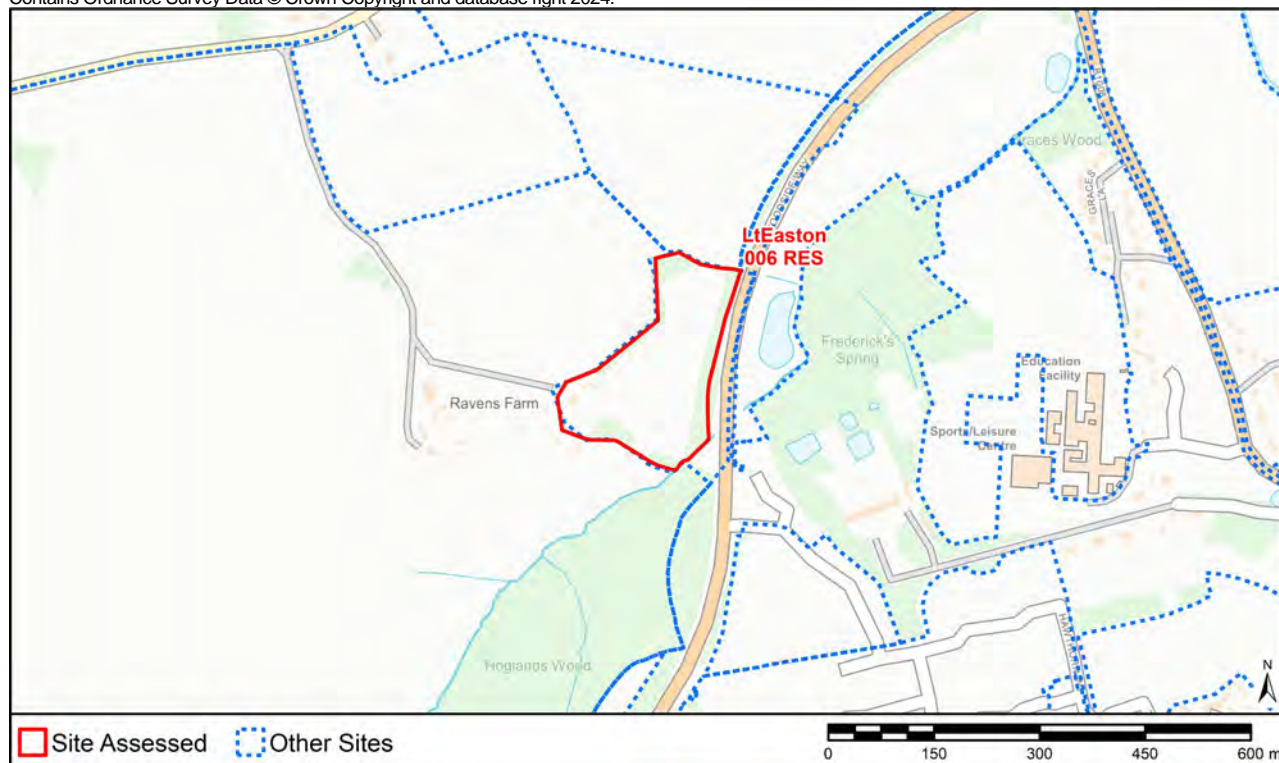
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	5600	N/A	N/A	N/A

LtEaston 006 RES – Hoglands Cottage, Park Road, Little Easton

Parish	Little Easton	Source	Call for sites
Existing Use	Residential / Agriculture	Proposed Use	Residential
Site Area (ha)	4.12	Developable Area (ha)	4.12
Housing assumed capacity	108	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	AMBER
---------------------	---------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site adjacent to committed development at Great Dunmow, a top three tier settlement. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains priority habitats (deciduous woodland). Site is partially or wholly within a Mineral Consultation Zone. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site contains Rights of Way. Development of the site may reduce the gap between Highwood Quarry and Great Dunmow. Possible BMVs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	108	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtEaston 009 RES – Brook End Farm Stables, Easton Lodge, Park Road, Little Easton, Dunmow, CM6 2BD

Parish	Little Easton	Source	Refused applications
Existing Use	Former livery stables	Proposed Use	Residential
Site Area (ha)	0.55	Developable Area (ha)	0.54
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/3124/FUL - Demolition of outbuildings. Conversion and extensions to stables to form 9 no. dwellings. Associated parking and amenity space. Refused and dismissed at appeal. 18.1.2022

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 001 RES – Land at Latchmore Bank, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.961029434967041	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/18/2837/OP - Outline application with all matters reserved except for access for the erection of 5 no. dwellings - refused and dismissed on appeal 20.11.2019

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 002 RES – Land East of Lower Road and West of Wrights Green Lane, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.23932306442261	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

Part of site: UTT/18/2837/OP 20.11.2019 refused and dismissed at appeal. Outline application with all matters reserved except for access for the erection of 5 no. dwellings

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

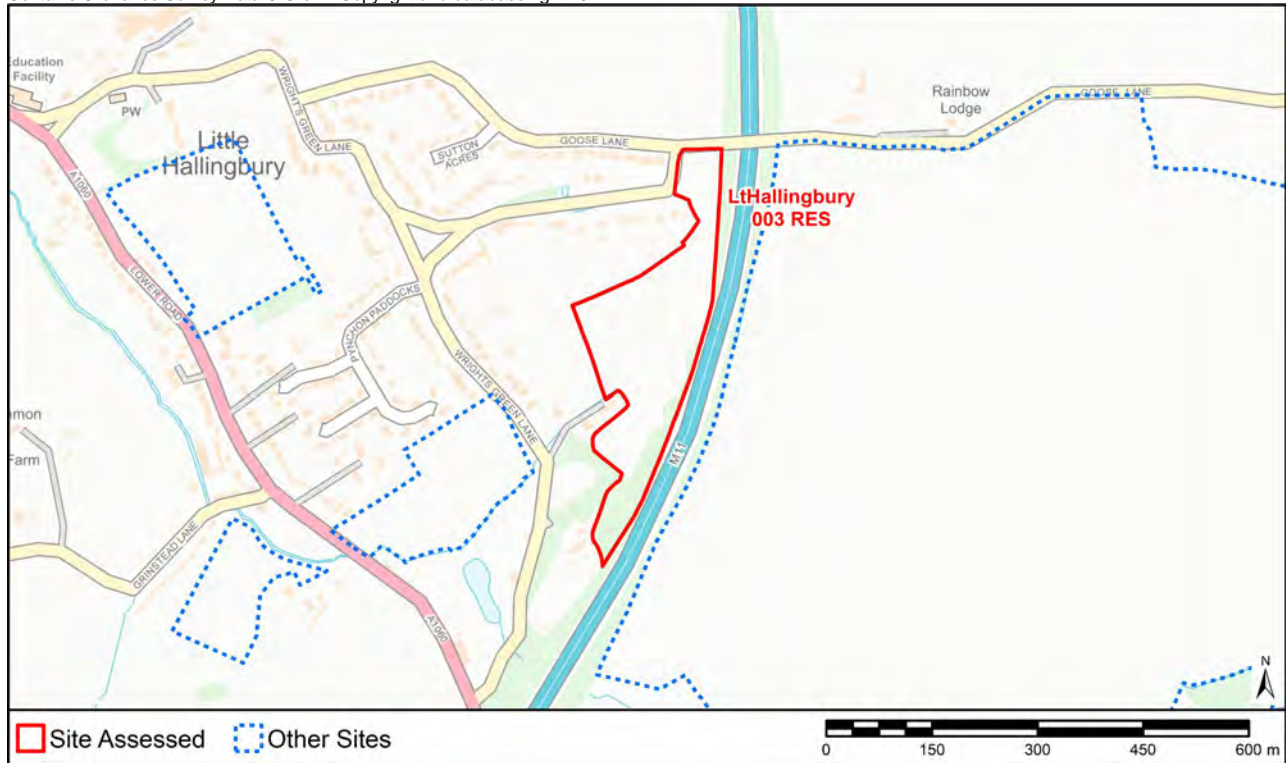
LtHallingbury 003 RES – Land South of Goose Lane and East of Wrights Green Lane, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural/grazing	Proposed Use	Residential
Site Area (ha)	5.09616879043579	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

None UTT/18/2465/FUL Section 73A retrospective application for the change of use from agricultural land to land for equine activities including the erection of stables and field protector

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

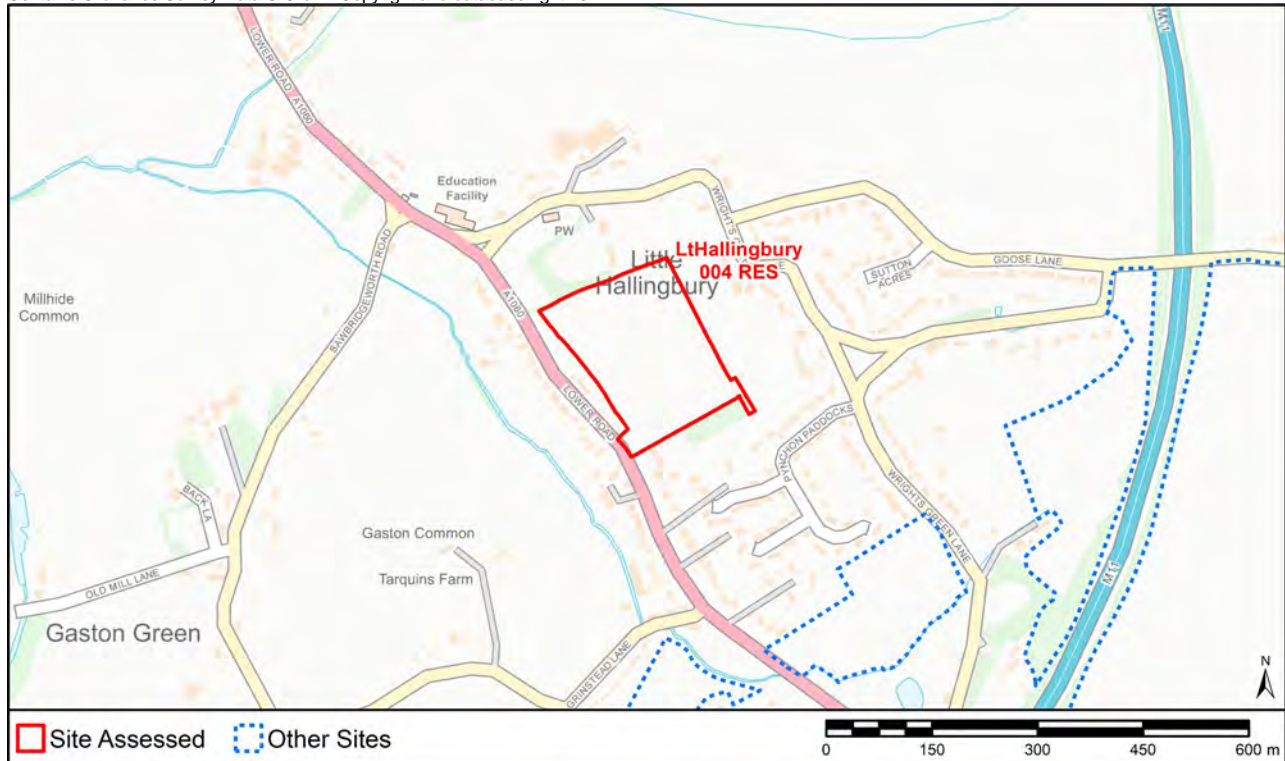
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 004 RES – Land at Lower Road, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.17352951431274	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
--------------------------	-------	-------------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 005 RES – Land at Bonningtons, Little Hallingbury

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural scrub and grassland	Proposed Use	Residential
Site Area (ha)	1.48796413726807	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/22/1049/FUL. Approved 8 August 2022. Proposed erection of 4 no. dwellings and associated development

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

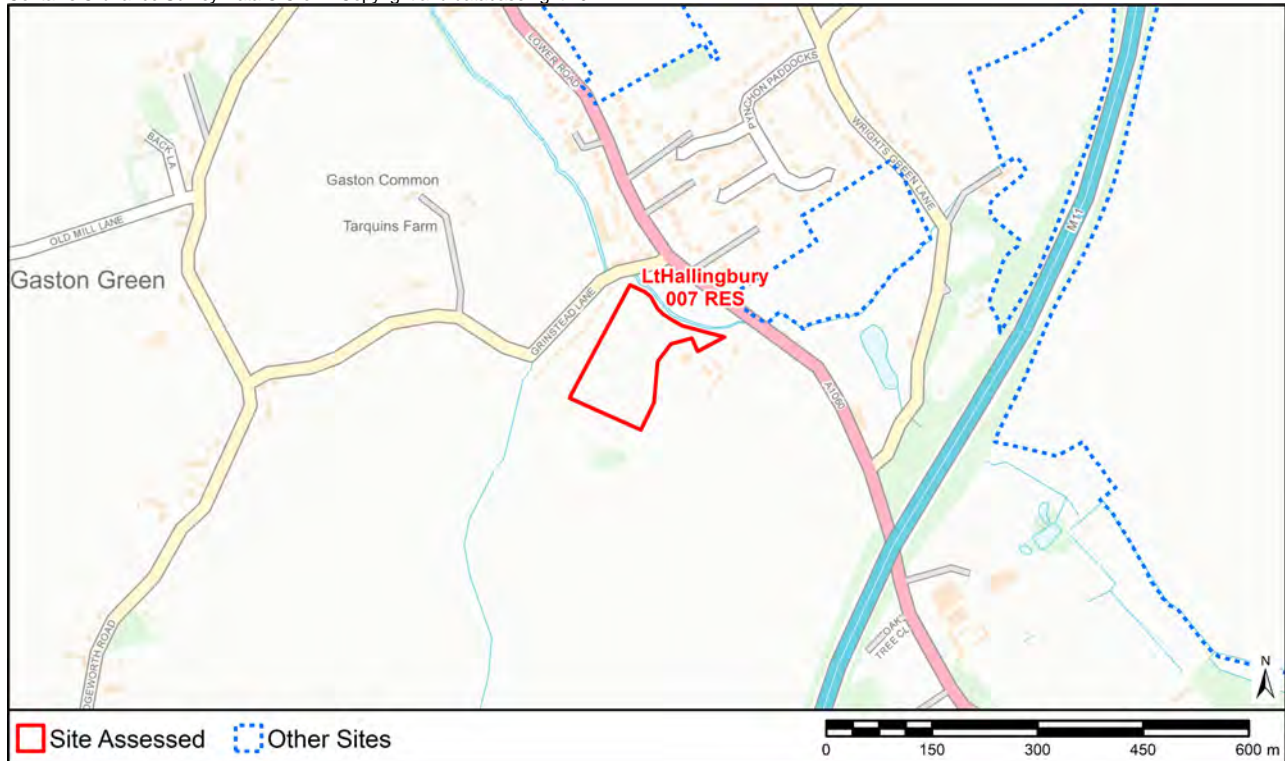
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtHallingbury 007 RES – Dovecote, Lower road Little Hallingbury, Bishops Stortford, CM22 7QZ

Parish	Little Hallingbury	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.78227850265503	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
--------------------------	-------	-------------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtSampford 001 RES – Land at Merrylands Fields, north of B1051 Mill House Farm Gt Sampford

Parish	Little Sampford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.5	Developable Area (ha)	0.5
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

LtSampford 002 RES – Tindon Field Opposite Salix Farm, Gt Sampford

Parish	Little Sampford	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.17	Developable Area (ha)	1.17
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 001 RES – Land To The North Of Stewarts Way, Manuden

Parish	Manuden	Source	Housing Land Monitoring
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	7.38587793502808	Developable Area (ha)	3.67
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/0022/OP allowed on appeal 11.1.2021. Outline application with all matters reserved except access, for up to 22 dwellings, including 40% affordable units. Provision for children's nursery/pre-school (Class D1), with associated car parking. Creation of vehicular and pedestrian access from The Street. Provision of public open spaces, play area, landscaping and Resource Centre. Provision of balancing pond and associated drainage infrastructure.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is greenfield adjacent to the northern built up area of Manuden. The eastern part of the site (approximately 3.8 Ha) has planning permission for 22 dwellings (UTT/22/2519/DFO) and a children's nursery. This assessment therefore concerns the remaining, western part of the site (approximately 3.8 Ha). Manuden is a Smaller Village in the settlement hierarchy, and the remainder of the site is therefore unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 002 RES – Land at Cock Farm, Manuden

Parish	Manuden	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.528859654998779	Developable Area (ha)	0.53
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
----------------------------	------------	-----------------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 003 RES – Land east of Carters Hill, Manuden

Parish	Manuden	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.966423976135254	Developable Area (ha)	0.97
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Manuden 004 RES – Land west of Carters Hill, Manuden

Parish	Manuden	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.5	Developable Area (ha)	0.5
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

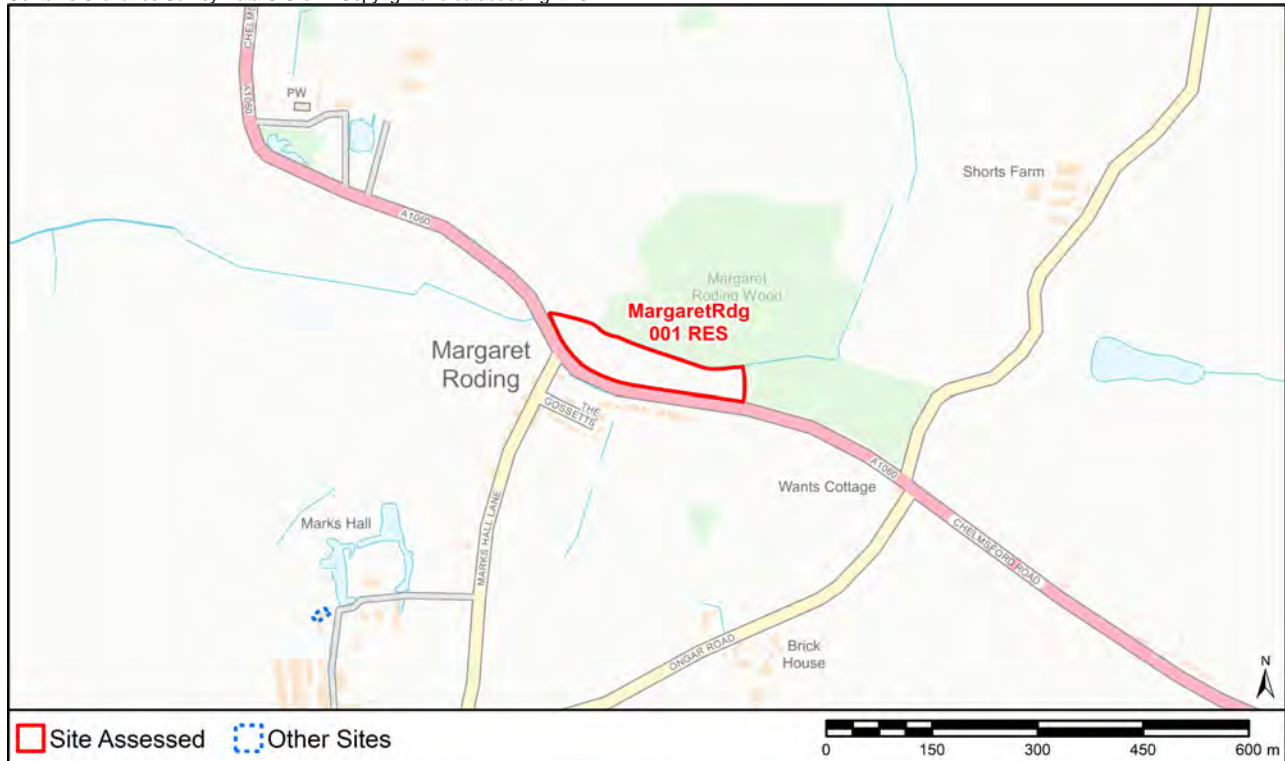
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

MargaretRdg 001 RES – Land at Margaret Roding

Parish	Margaret Roding	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.38	Developable Area (ha)	1.38
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

MargaretRdg 002 RES – Farm Building at Marks Hall, Marks Hall Lane, Margaret Roding, Dunmow CM6 1QT

Parish	Margaret Roding	Source	Housing Land Monitoring
Existing Use	Farm Building	Proposed Use	Residential
Site Area (ha)	0.03	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History UTT/19/2024/PAQ3 - Prior Notification of change of use of agricultural building to 5 no. dwellings

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	AMBER	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

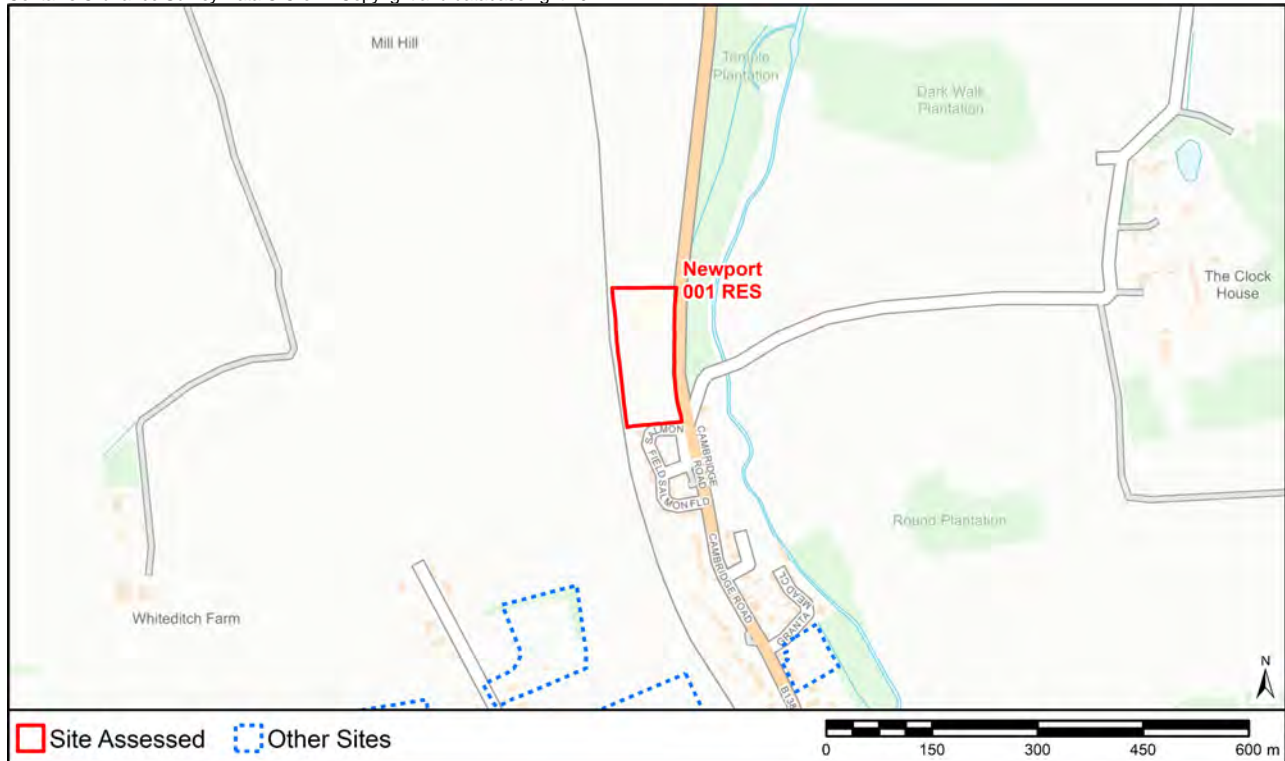
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 001 RES – Land north of Salmon Field, Cambridge Road, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.56	Developable Area (ha)	1.56
Housing assumed capacity	49	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	49	N/A	N/A	N/A

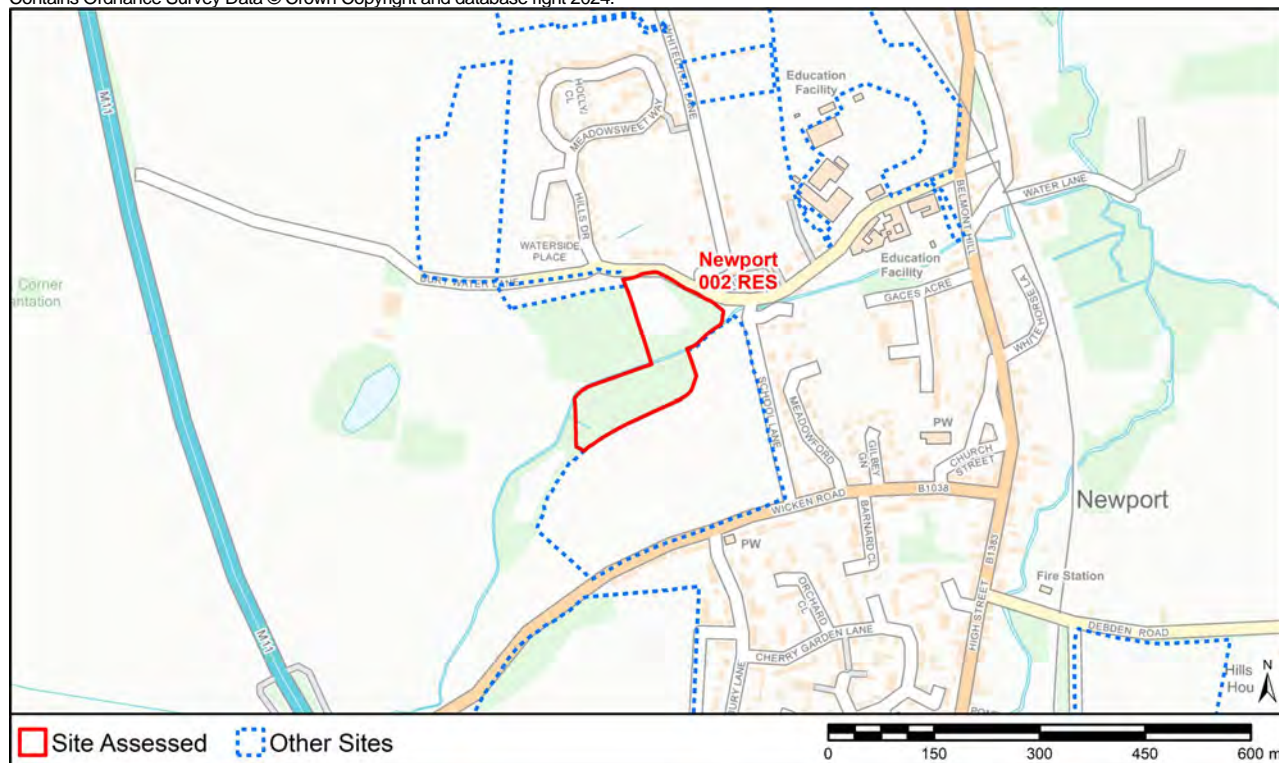
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 002 RES – Land south of Bury Water Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Woodland	Proposed Use	Residential
Site Area (ha)	2.28	Developable Area (ha)	0.58
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	RED
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is wholly designated as a Local Wildlife Site. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 003 RES – Land south of Bricketts, London Road, Newport

Parish	Newport	Source	Call for sites
Existing Use	Paddock	Proposed Use	Residential
Site Area (ha)	0.64	Developable Area (ha)	0.64
Housing assumed capacity	22	Employment floorspace (sqm)	N/A

Site History

UTT/16/1290/OP extant permission for up to 11 dwellings.
 UTT/18/1827/FUL appeal dismissed - application for 20 dwellings considered to harm character and appearance of the area

UTT/22/1706/FUL Validated 23 June 2022. Proposed construction of 11 no dwellings.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

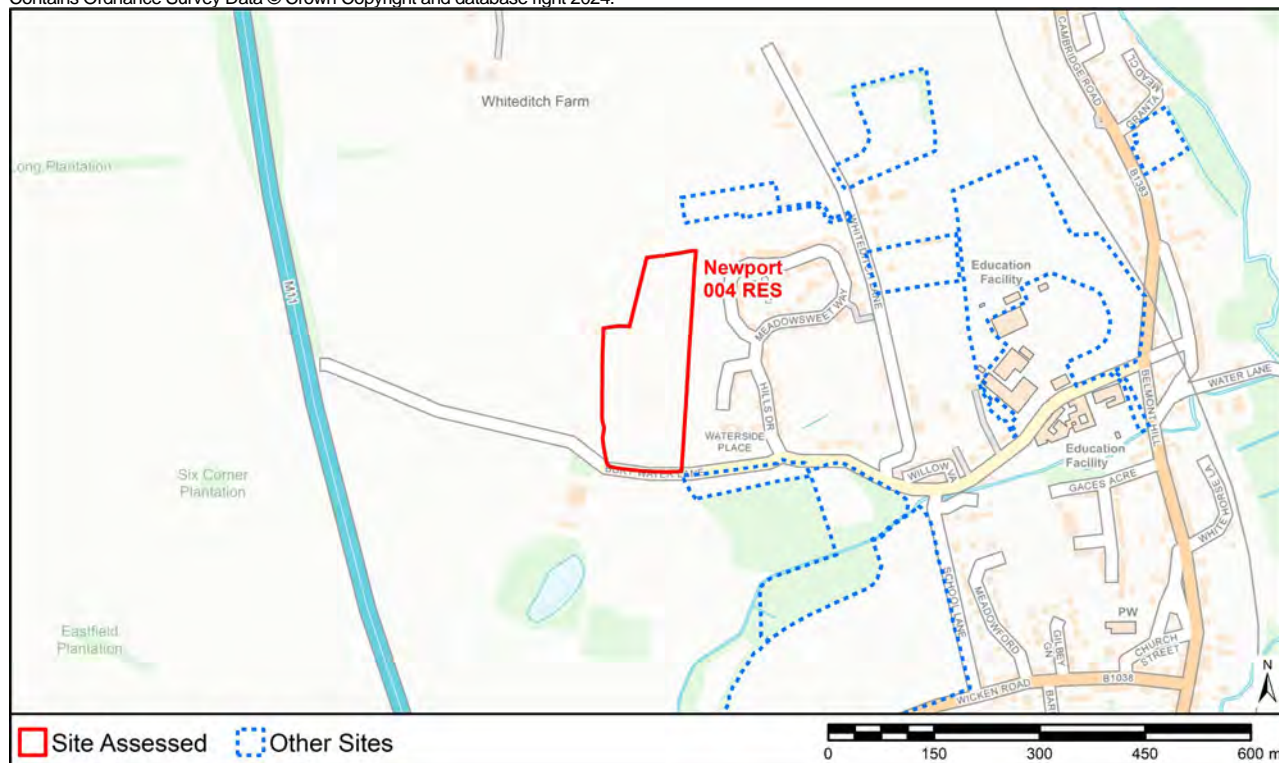
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	22	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 004 RES – Land North of Bury Water Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	3.2	Developable Area (ha)	3.2
Housing assumed capacity	84	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	84	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

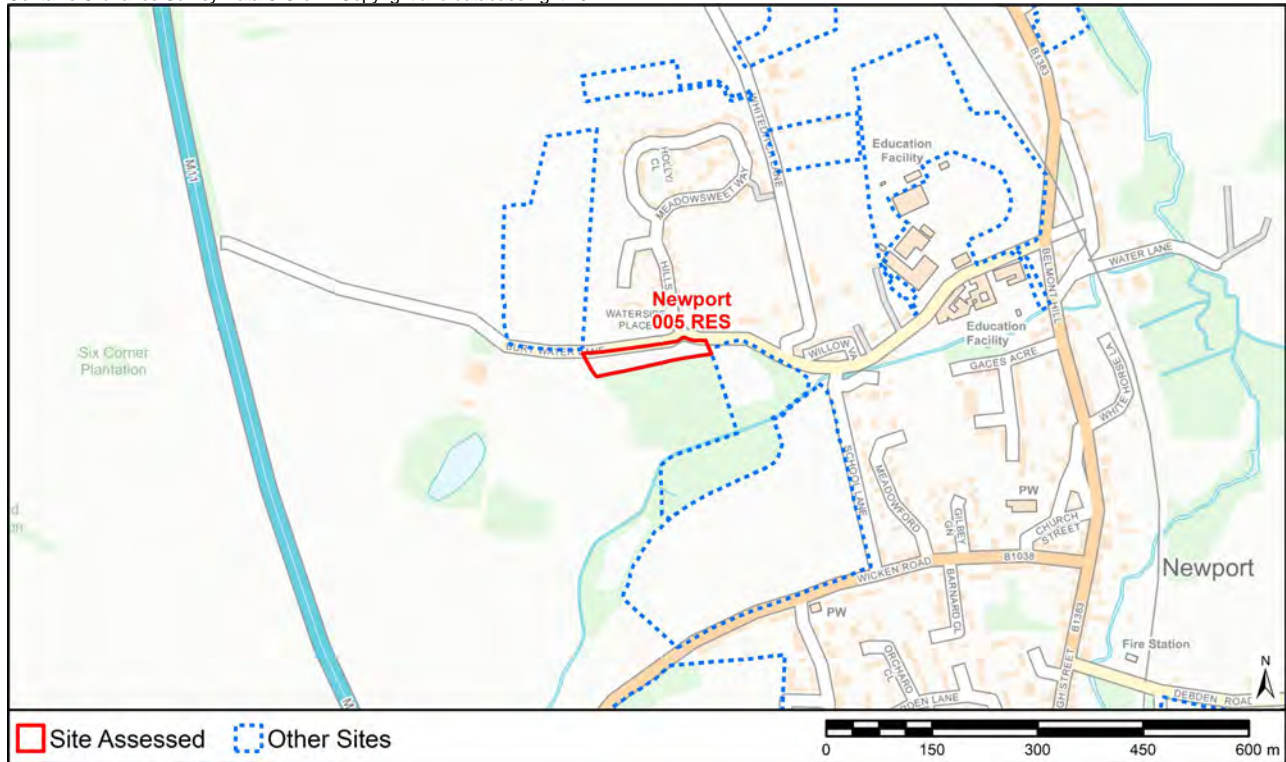
Newport 005 RES – Land south of Bury Water Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.49	Developable Area (ha)	0.49
Housing assumed capacity	15	Employment floorspace (sqm)	N/A

Site History

UTT/20/3039/PIP refused 25.2.2022. Appeal Dismissed - Application for permission in principle for the erection of min. 3 dwellings and max. 4 dwellings

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	15	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

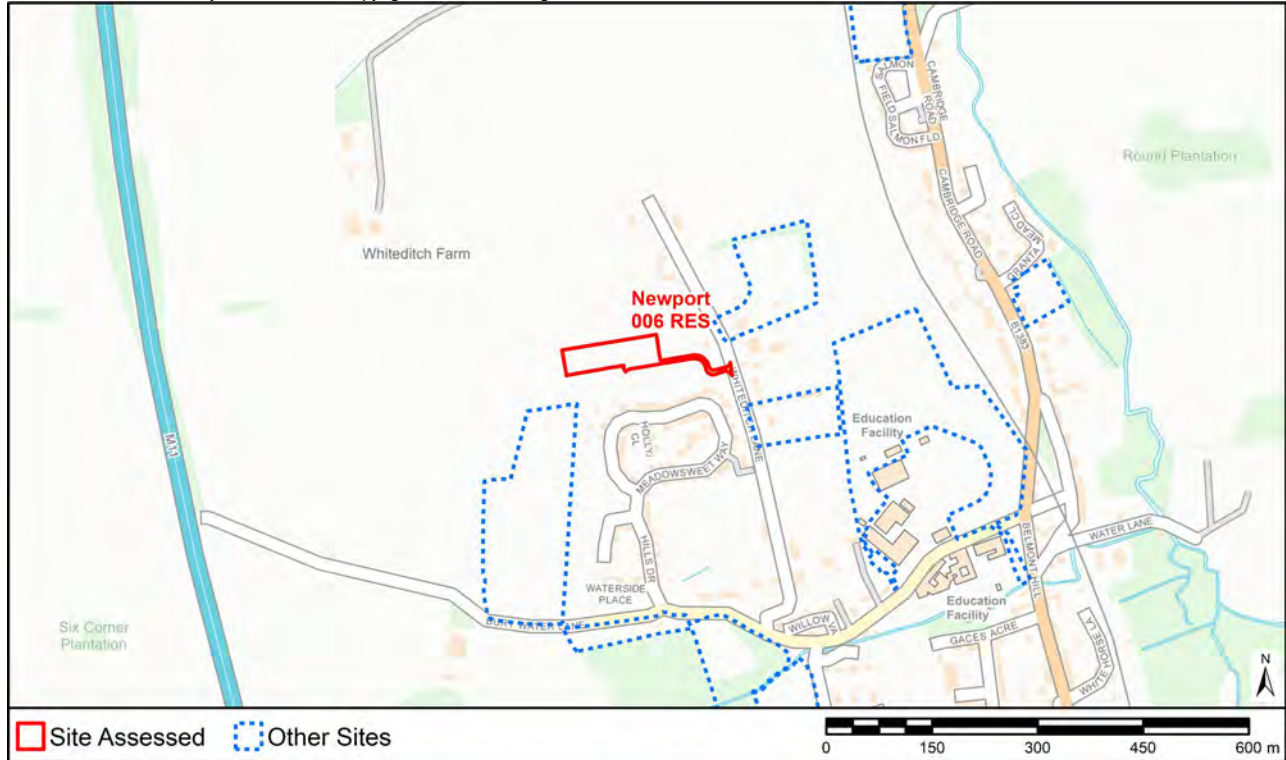
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 006 RES – Five Acres, Whiteditch Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Paddock	Proposed Use	Residential
Site Area (ha)	0.58	Developable Area (ha)	0.58
Housing assumed capacity	18	Employment floorspace (sqm)	N/A

Site History UTT/20/0843/FUL appeal dismissed 5.7.2021 - 5 no. New Build Residential Units and associated highways works

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	18	N/A	N/A	N/A

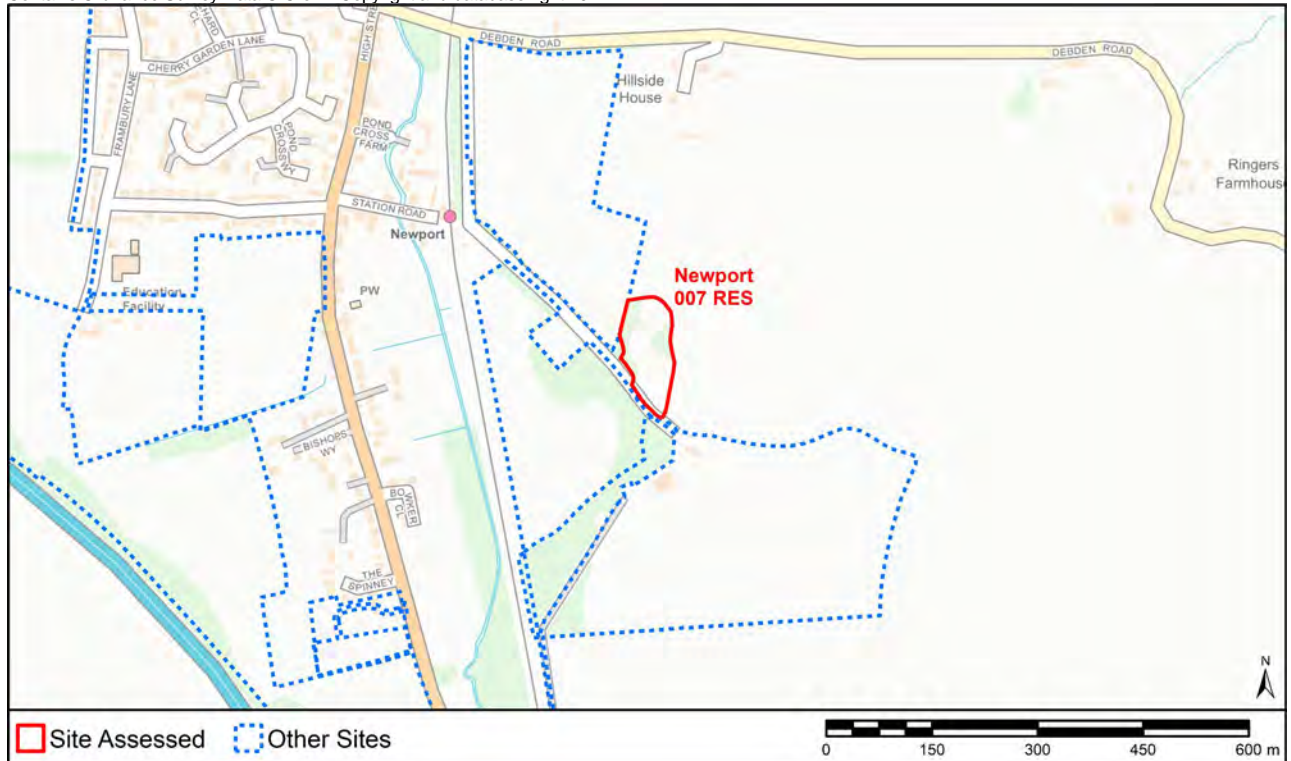
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 007 RES – The Old Chalk Pit, Chalk Farm Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Former quarry	Proposed Use	Residential
Site Area (ha)	0.95	Developable Area (ha)	0.95
Housing assumed capacity	30	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network. Potential County Wildlife Site.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	30	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

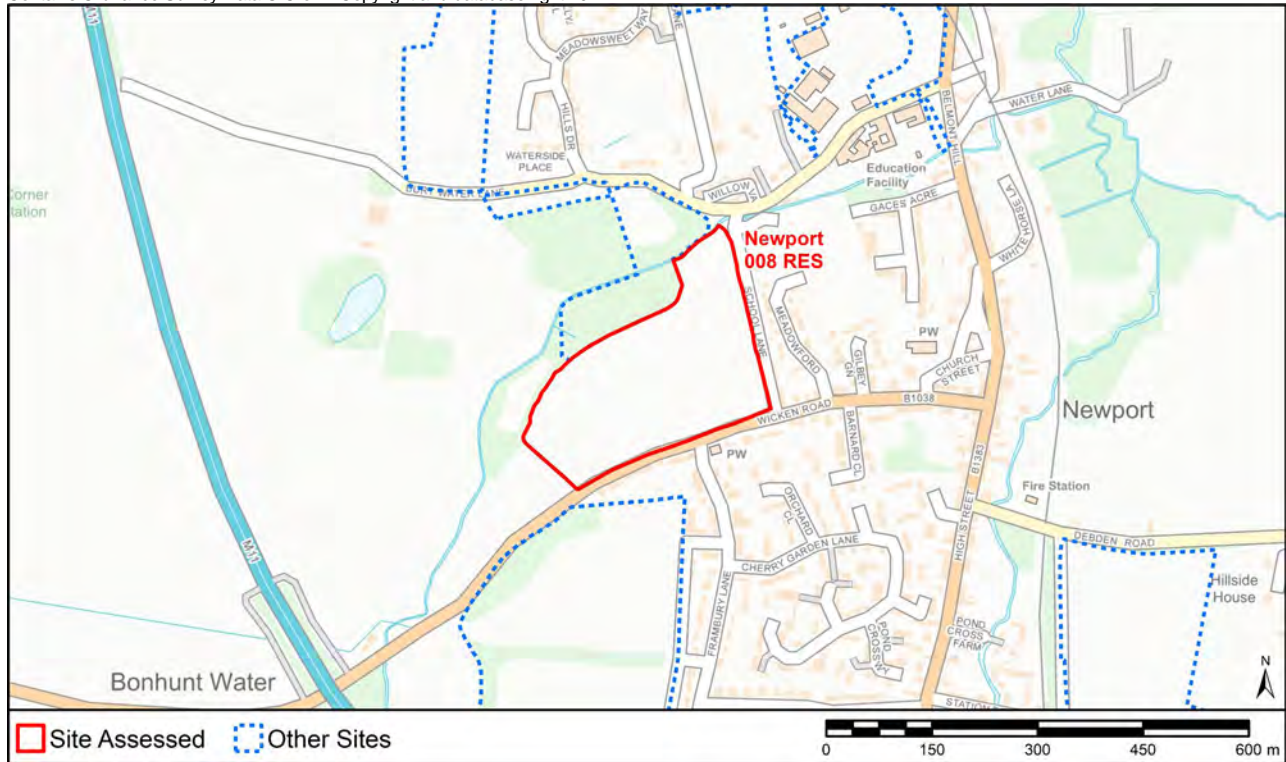
Newport 008 RES – Land north of Wicken Road, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	6.43	Developable Area (ha)	6.32
Housing assumed capacity	166	Employment floorspace (sqm)	N/A

Site History

UTT/18/1026/OP refused, appeal dismissed 13.12.2019 - Outline planning application for up to 74 dwellings including access, open space and landscaping with all matters reserved save for access

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	166	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

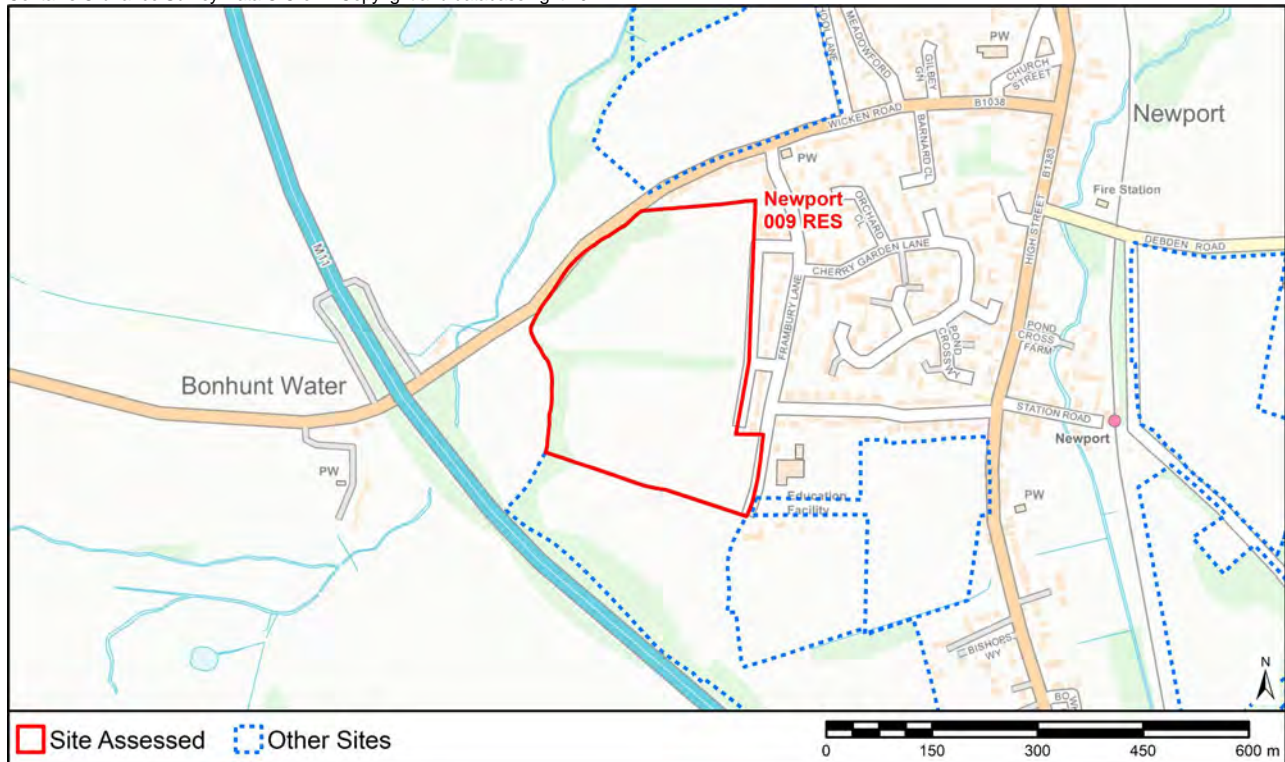
Newport 009 RES – Land at Pond Cross Farm, Frambury Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	10.74	Developable Area (ha)	9.98
Housing assumed capacity	262	Employment floorspace (sqm)	N/A

Site History

UTT/17/2868/OP refused, appeal dismissed 30.8.2019 - Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land to the South of Wicken Road, Newport

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	12	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

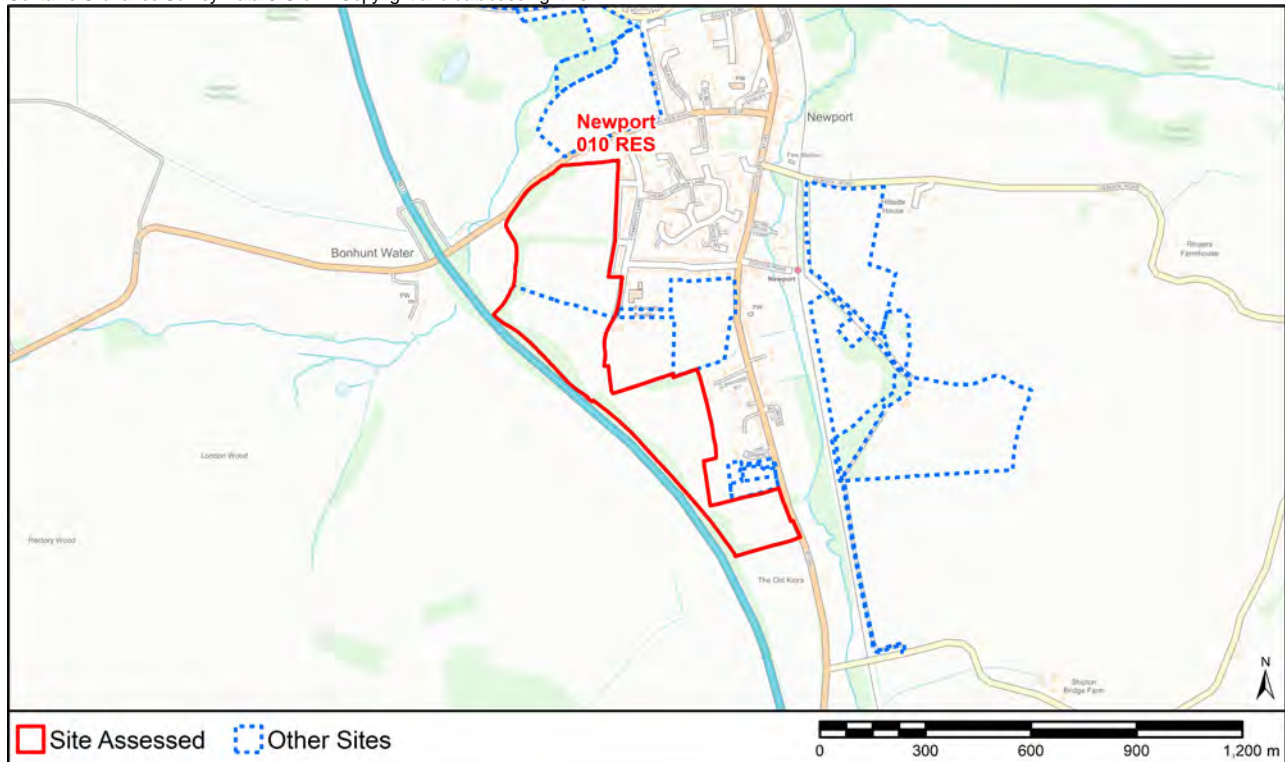
Newport 010 RES – Land at Pond Cross Farm, Frambury Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	26.18	Developable Area (ha)	25.42
Housing assumed capacity	534	Employment floorspace (sqm)	N/A

Site History

UTT/17/2868/OP refused, appeal dismissed 30.8.2019 - Outline planning application for the development of up to 150 dwellings (Use Class C3), provision of land for community allotments, associated strategic landscaping, open space, and associated highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land to the South of Wicken Road, Newport

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	184	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

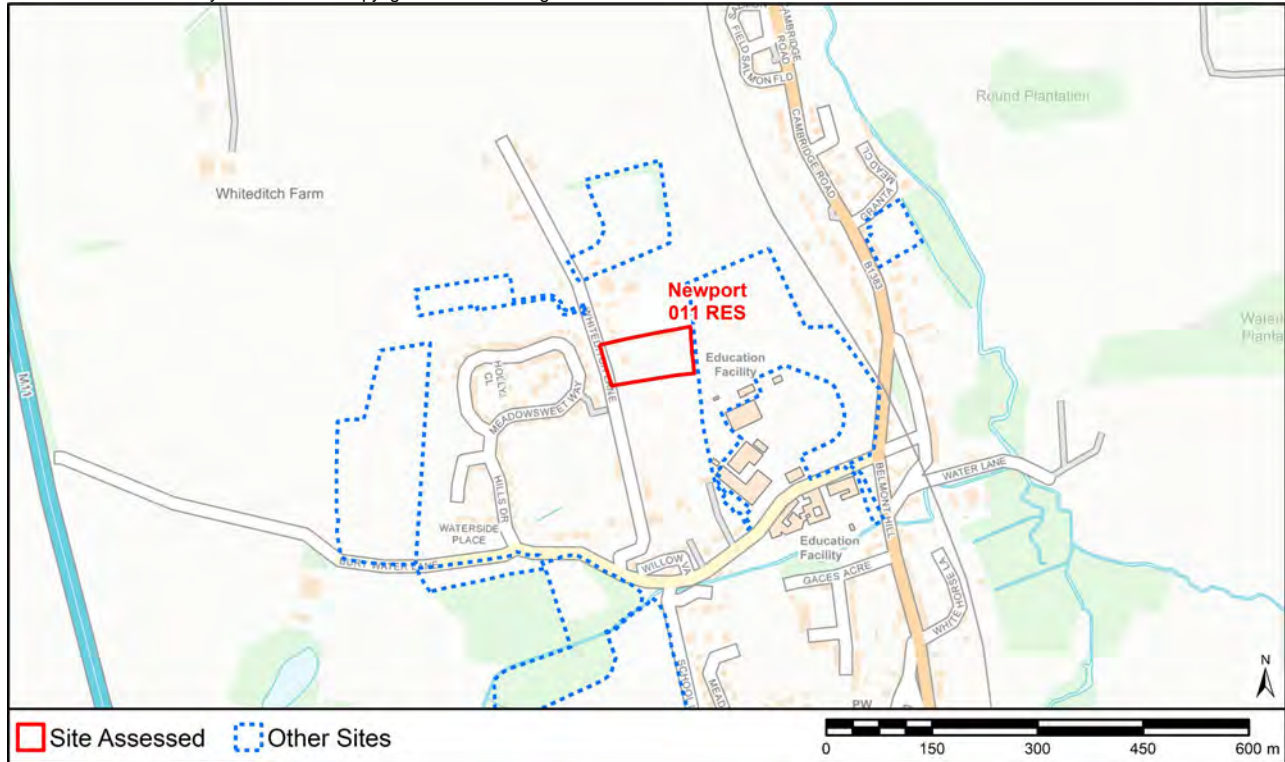
Newport 011 RES – Wyndhams Croft, Whiteditch Lane, Newport

Parish	Newport	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.79	Developable Area (ha)	0.79
Housing assumed capacity	25	Employment floorspace (sqm)	N/A

Site History

UTT/17/0140/OP refused - UTT/18/1027/FUL refused 7.11.19 - Proposal for the demolition of existing outbuildings and the erection of 4 no. detached dwellings with associated amenity space and parking.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	25	N/A	N/A

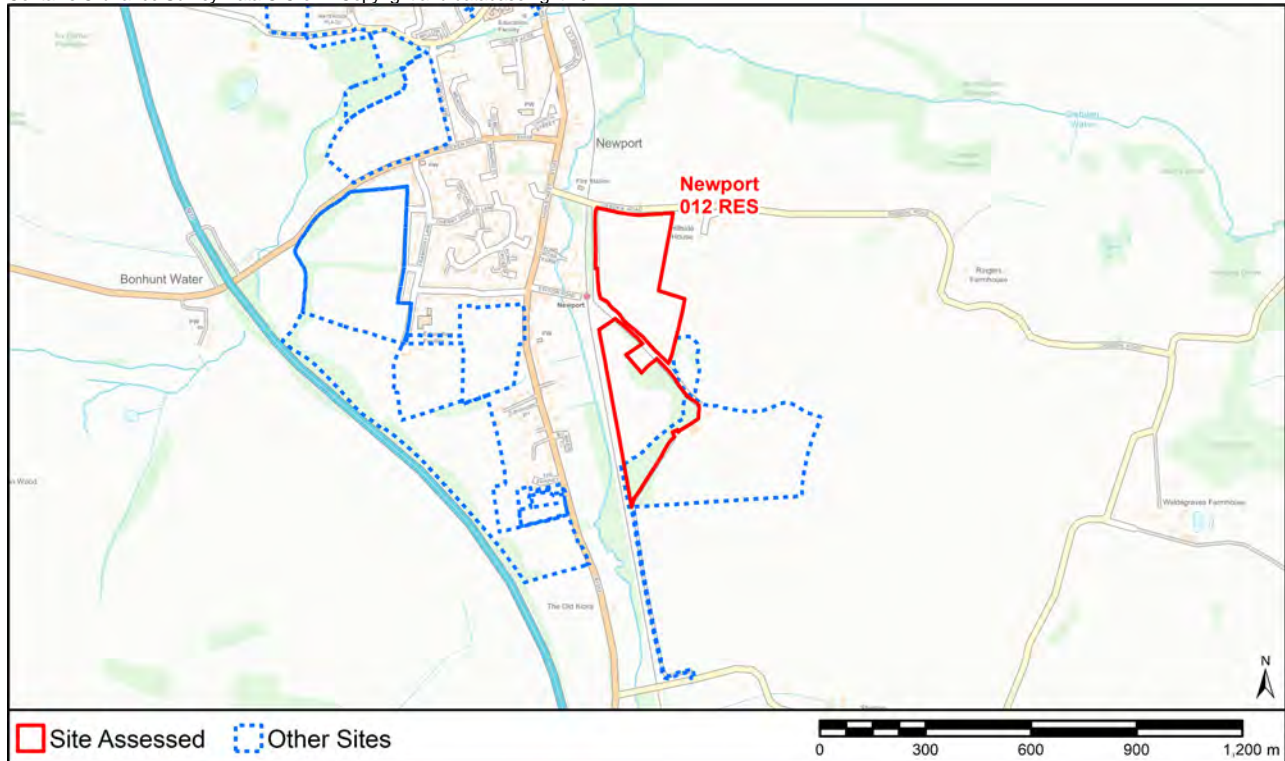
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 012 RES – Land to the east of Newport, east of Chalk Farm Lane

Parish	Newport	Source	Call for sites
Existing Use	Agricultural, Scrubland	Proposed Use	Residential
Site Area (ha)	13.65	Developable Area (ha)	13.65
Housing assumed capacity	358	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site contains a Special Verge. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network. Potential County Wildlife Site.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	8	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

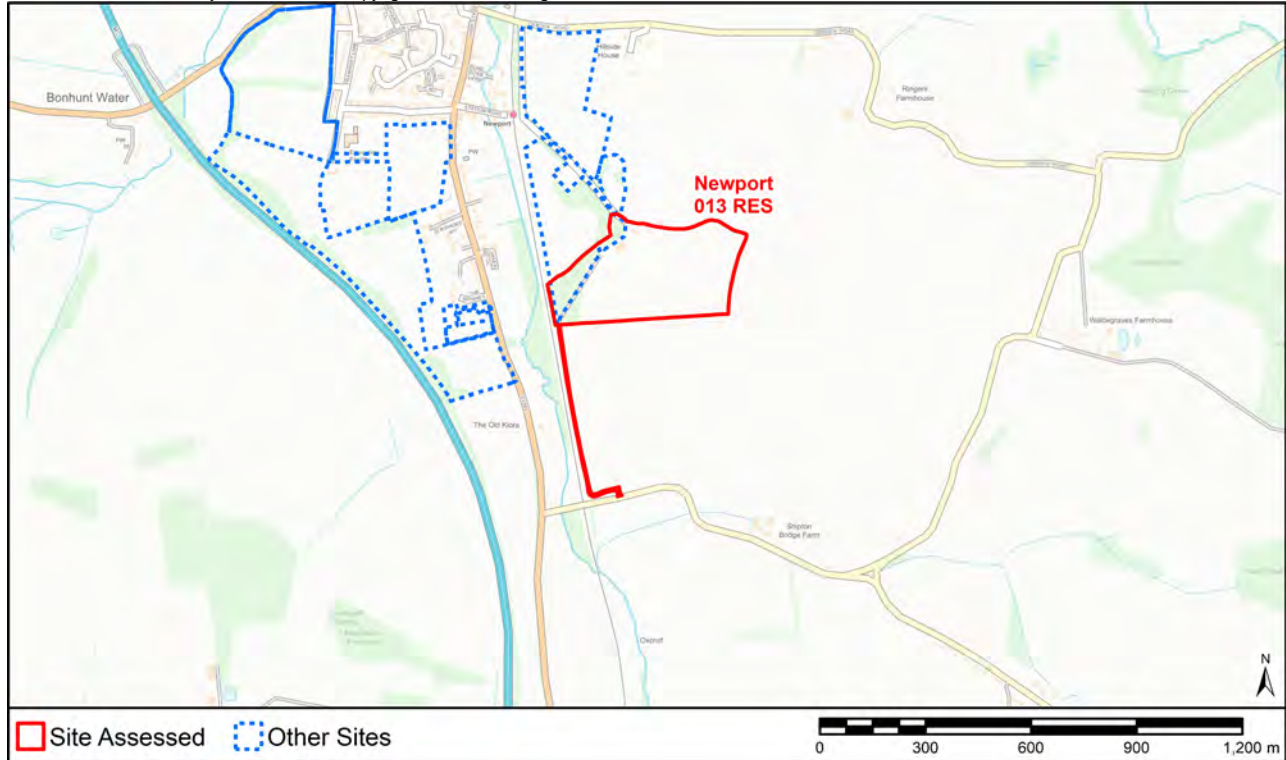
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Newport 013 RES – Chalk Farm Quarry, Newport

Parish	Newport	Source	Call for sites
Existing Use	Quarry	Proposed Use	Residential
Site Area (ha)	12.77	Developable Area (ha)	11.32
Housing assumed capacity	297	Employment floorspace (sqm)	N/A

Site History UTT/19/0099/CC ECC recycling plant and chalk extraction - No objections

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	AMBER
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential development, partly within or adjacent to the built extent of Newport, a top three tier settlement. Site is adjacent or partially within a mineral consultation zone. Site is adjacent or partially within a Waste Consultation Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network. Potential County Wildlife Site.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required. Site is a quarry and may require significant remediation work.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	250	47	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

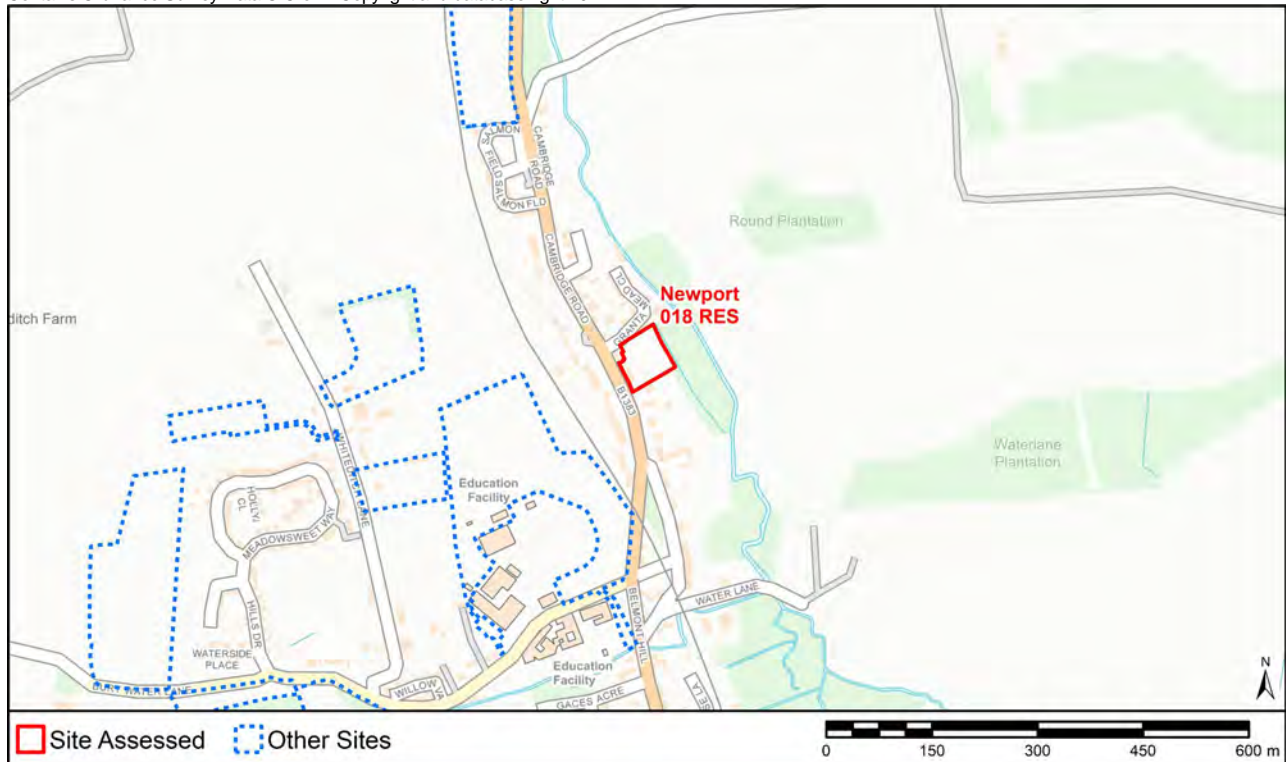
Newport 018 RES – Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR

Parish	Newport	Source	Refused applications
Existing Use	Pub Garden	Proposed Use	Residential
Site Area (ha)	0.44	Developable Area (ha)	0.29
Housing assumed capacity	9	Employment floorspace (sqm)	N/A

Site History

UTT/20/0803/FUL, UTT/20/3370/FUL - Both refused and dismissed at appeal 27.5.21. Erection of five dwellings on land to the rear of the existing public house utilising existing access off Cambridge Road, reconfiguration of public house car park, with associated hard and soft landscaping.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN (Partly Within)
---------------------	------------	----------------------	-----------------------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential development, partly within the built extent of Newport, a top three tier settlement. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	9	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 001 RES – Land north east of St Simon and St Jude, Quendon

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Grassland	Proposed Use	Residential
Site Area (ha)	0.88	Developable Area (ha)	0.87
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

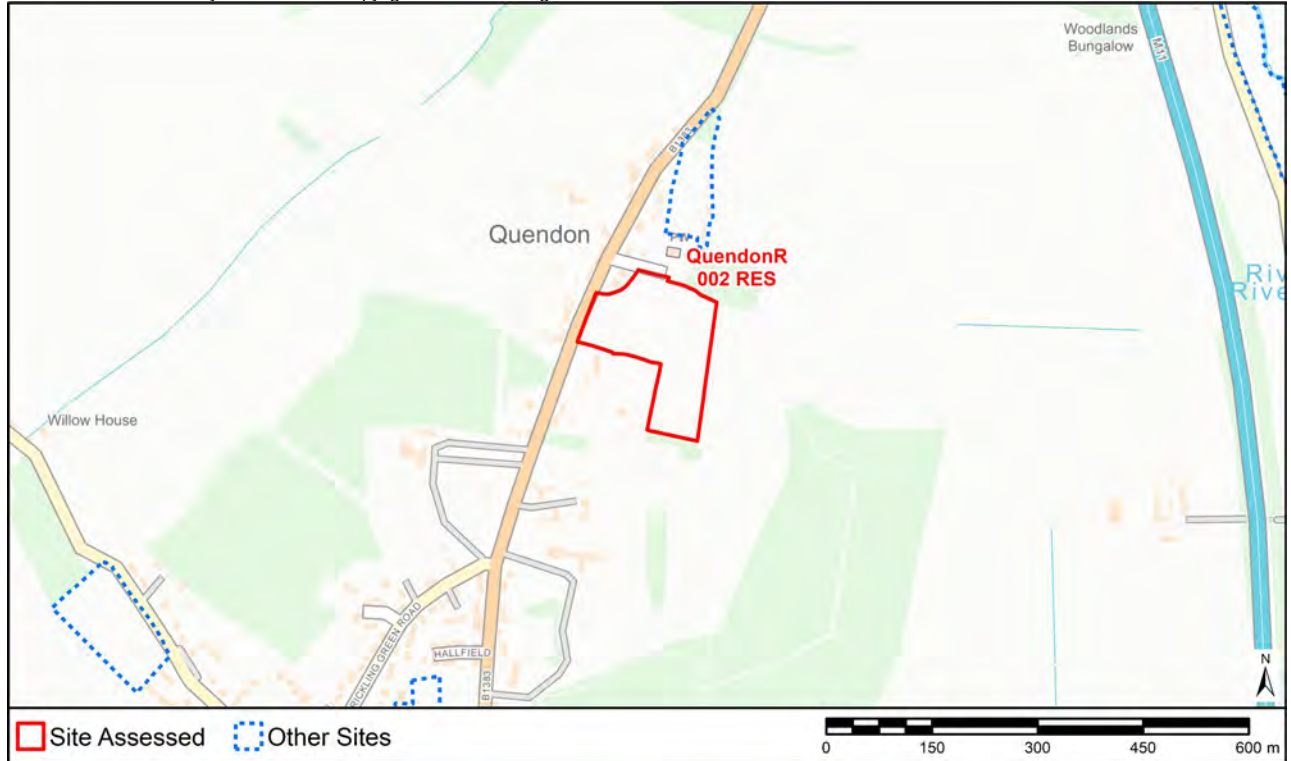
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 002 RES – Land south of St Simon and St Jude, Quendon

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Agriculture & Cemetery	Proposed Use	Residential
Site Area (ha)	2.56	Developable Area (ha)	2.35
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

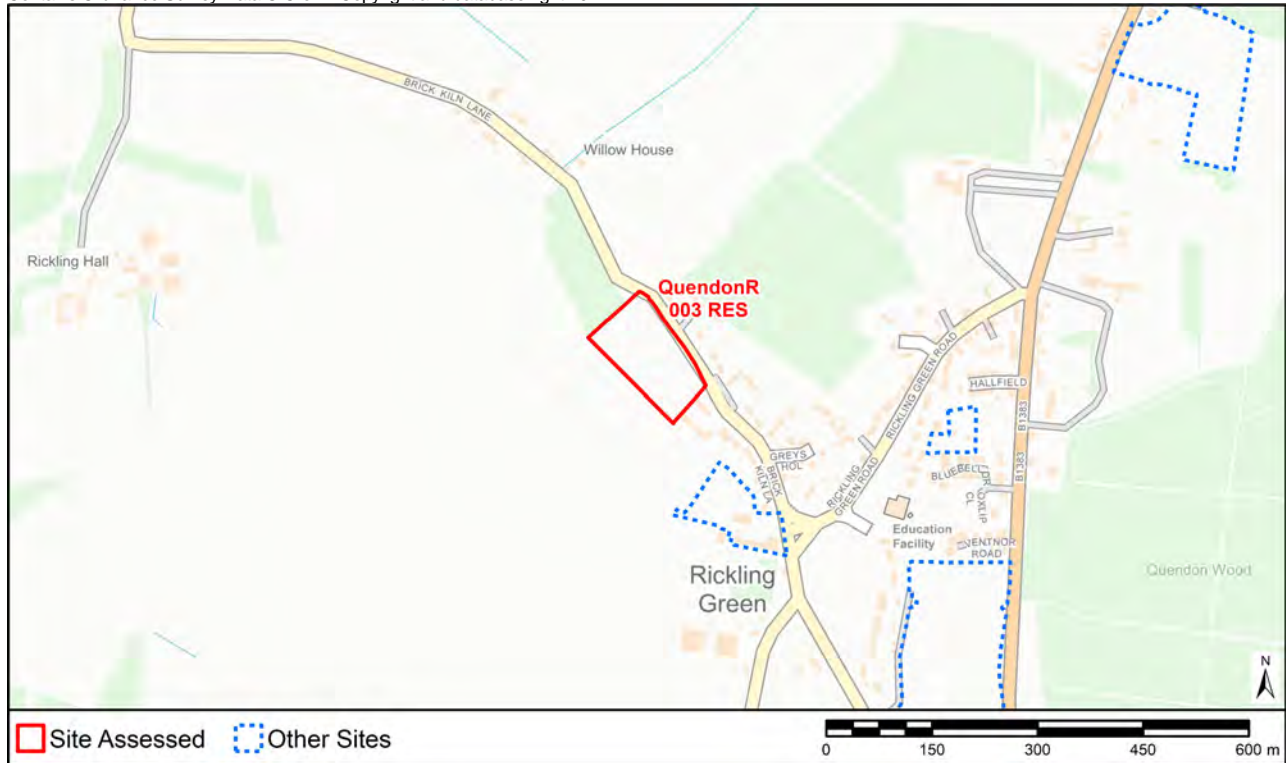
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 003 RES – Land at Coney Acre, South of Brick Kiln Lane, Rickling Green

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential (Build to Rent)
Site Area (ha)	1.47	Developable Area (ha)	1.47
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

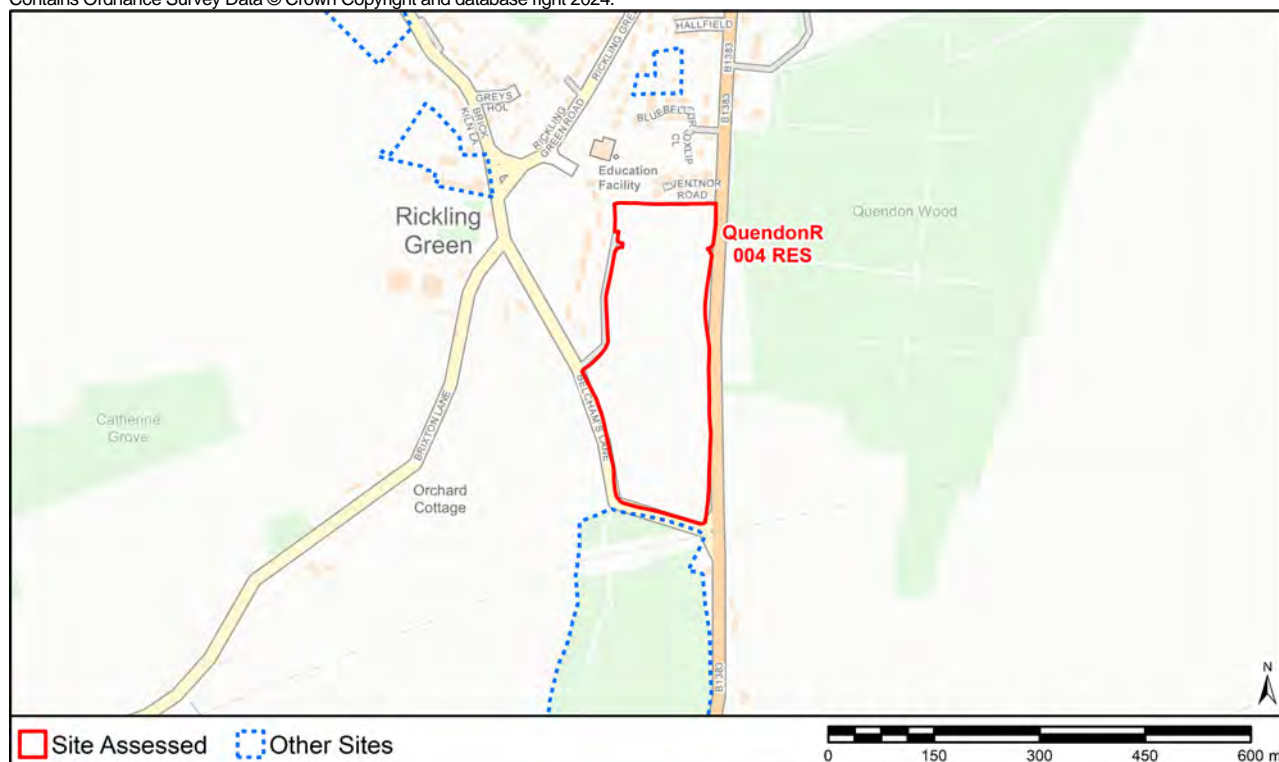
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 004 RES – Land at Belcham’s Lane, Rickling Green

Parish	Quendon and Rickling	Source	Call for sites
Existing Use	Agriculture & football field	Proposed Use	Residential (Build to rent) with football field retained with further flexible recreational uses
Site Area (ha)	6.36	Developable Area (ha)	4.64
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	<p>UTT/24/0735/SCO - Validated (19 March 2024)</p> <p>Request for Screening opinion for Up to 110 residential dwellings (Class C3) for 'Build to Rent', with a range of 1-4 bed apartments, houses and bungalows on circa 3.7ha, relocation of the existing football pitch alongside the provision of a new changing room and community pavilion, new wetland and habitat creation, children's play area and amenity green space, vehicular access and associated works</p>
---------------------	---

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

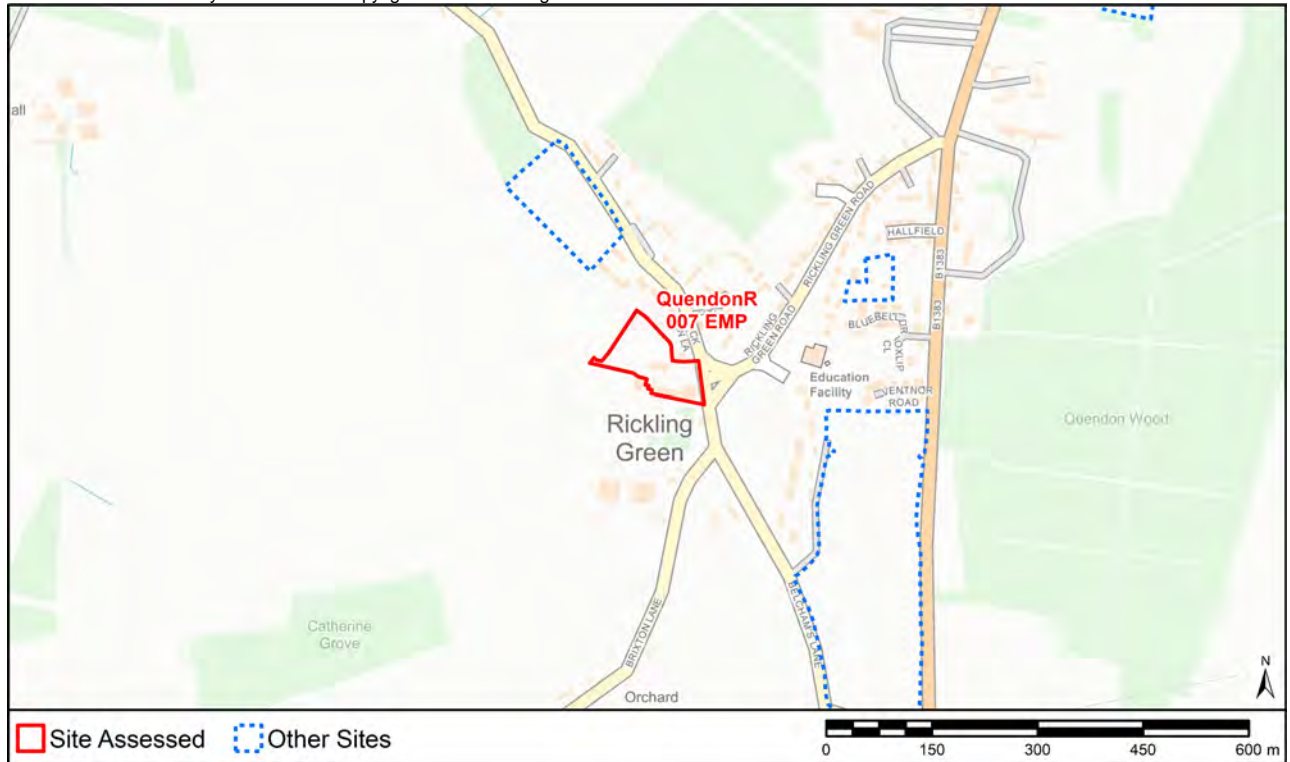
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

QuendonR 007 EMP – Mace’s Farmyard, Rickling Green

Parish	Quendon and Rickling	Source	Regulation 18
Existing Use	Agricultural storage, grazing, commercial	Proposed Use	Employment, community
Site Area (ha)	0.92	Developable Area (ha)	0.92
Housing assumed capacity	N/A	Employment floorspace (sqm)	3680
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN		
Priority Habitat	GREEN		
Local Geological Site	GREEN		
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study

Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	<p>The site is a farm complex adjacent to the built up area of Rickling Green. It has been submitted as part of a larger site alongside QuendonR 004 RES, which has been assessed separately for residential use. The proposal also includes public realm improvements to provide a link between the two sites - this aspect of the proposal has not been assessed in the HELAA.</p> <p>The site is partly within the Conservation Area, and includes a Grade II listed barn. The Grade II listed Well Cottage lies immediately north. Development may affect the setting of these heritage assets. The site is within a Source Protection Zone and Minerals Safeguarding Area. It is also within the Hatfield Forest Zone of Influence and within an SSSI Impact Risk Zone. Consultation with Natural England may be required for commercial proposals dependent on the nature of the proposal. The site can be accessed from the highway network.</p>
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

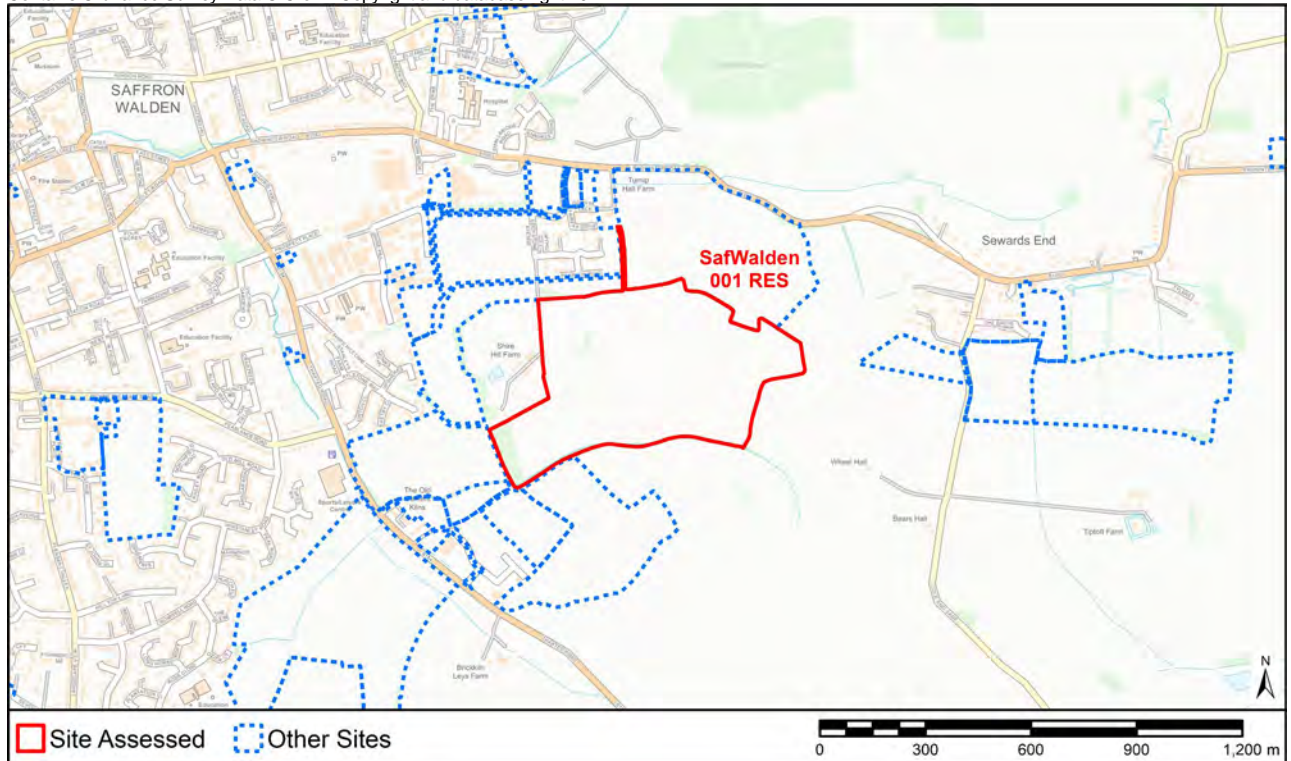
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	3680	N/A	N/A	N/A

SafWalden 001 RES – Land east of Shire Hill Farm and south of Radwinter Road

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	30.02	Developable Area (ha)	30.02
Housing assumed capacity	811	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	111	N/A

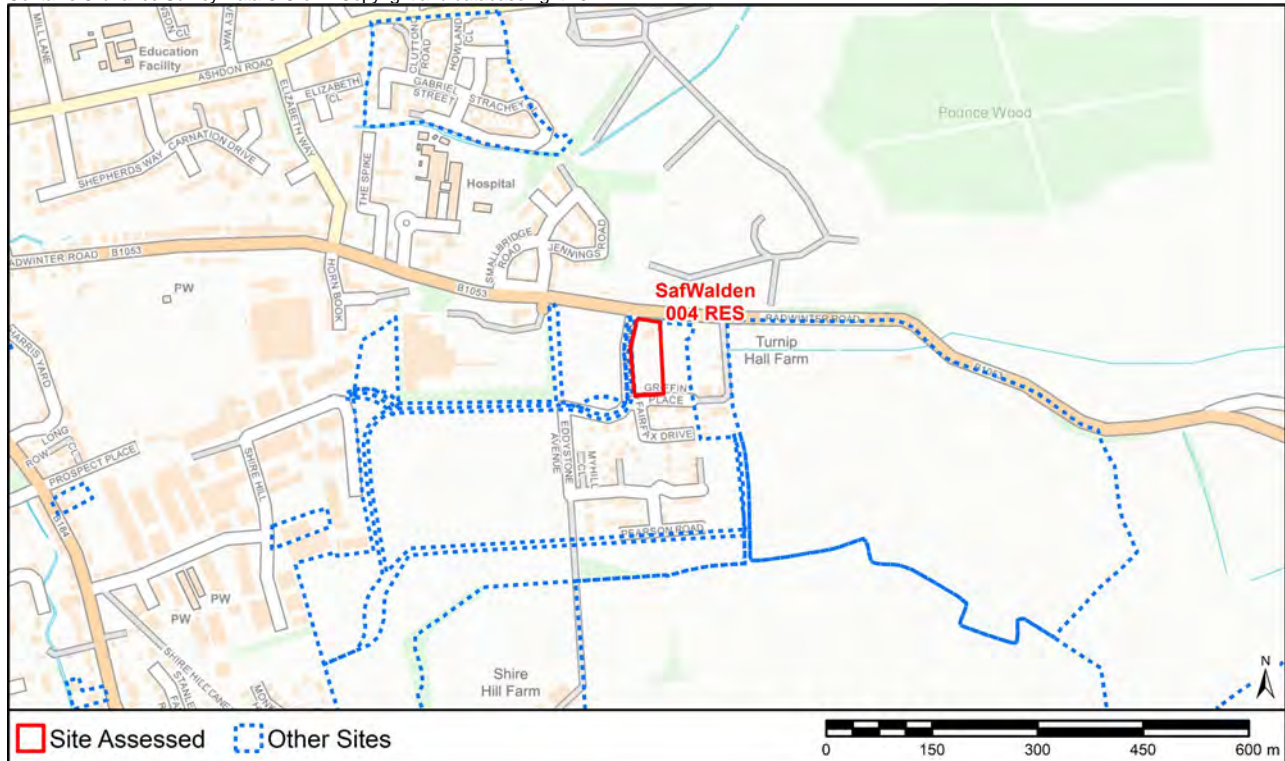
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 004 RES – 46 Radwinter Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.43	Developable Area (ha)	0.43
Housing assumed capacity	17	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	17	N/A	N/A

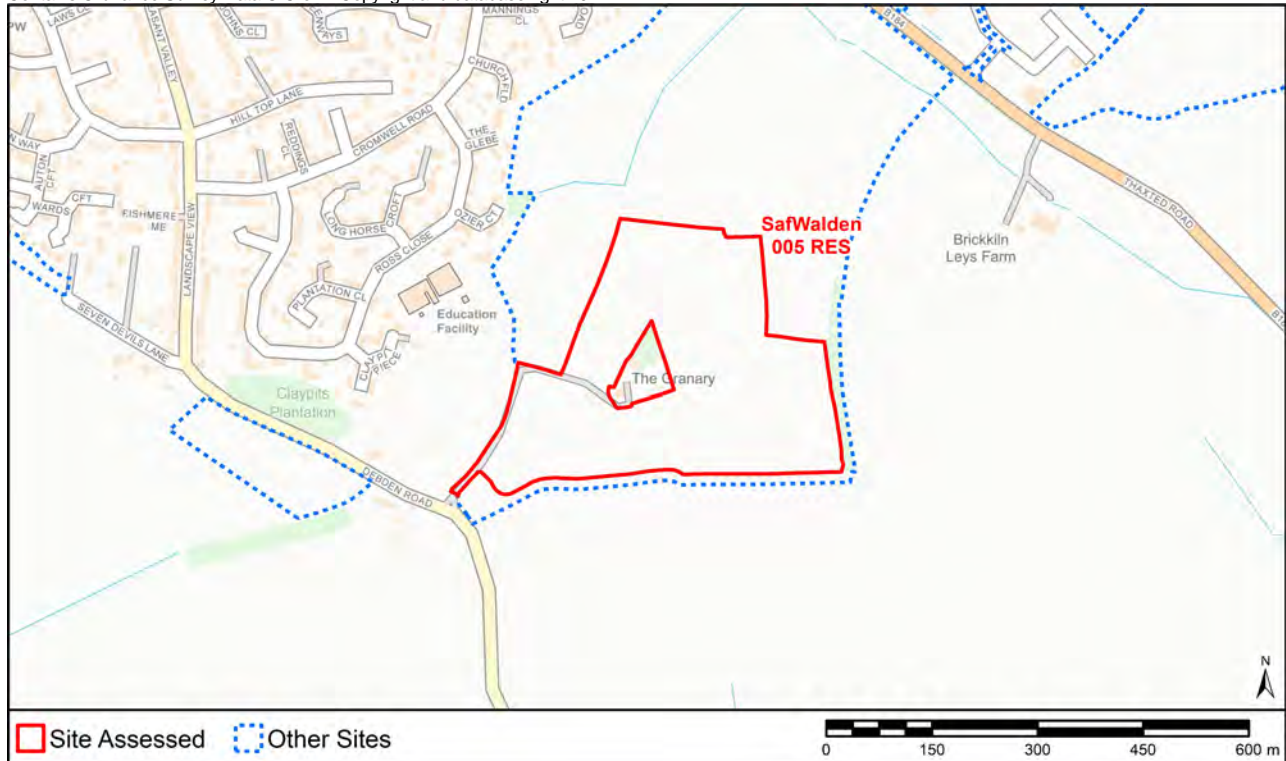
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 005 RES – Herberts Farm, Debden Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	12.07	Developable Area (ha)	12.04
Housing assumed capacity	407	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	157	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

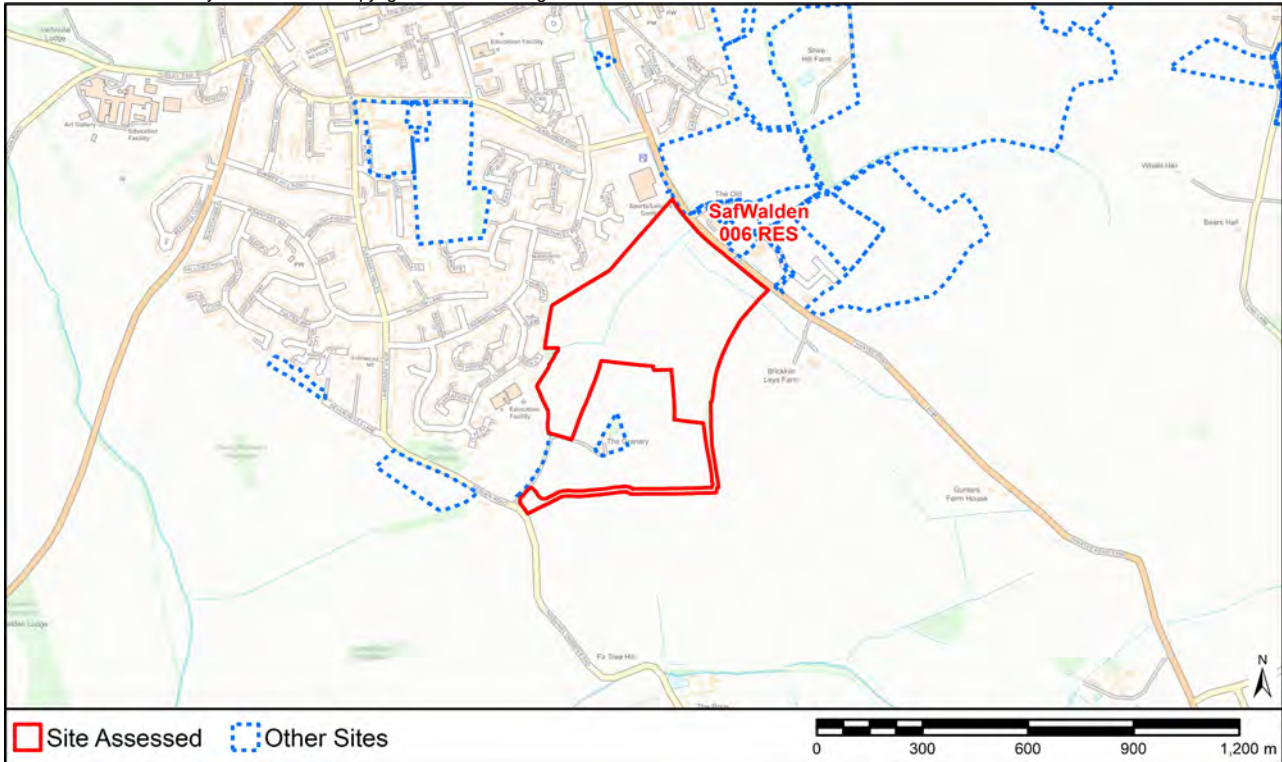
SafWalden 006 RES – Land south of Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	23.02	Developable Area (ha)	23.02
Housing assumed capacity	622	Employment floorspace (sqm)	N/A

Site History

UTT/22/3258/PINS. Approved 30 May 2023. Outline application UTT/22/3258/PINS (s62A/2022/0014) for the erection of 168 dwellings with associated landscaping and parking. UTT/23/2962/DFO.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	AMBER		
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site contains a Special Verge. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site contains TPOs. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	272	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

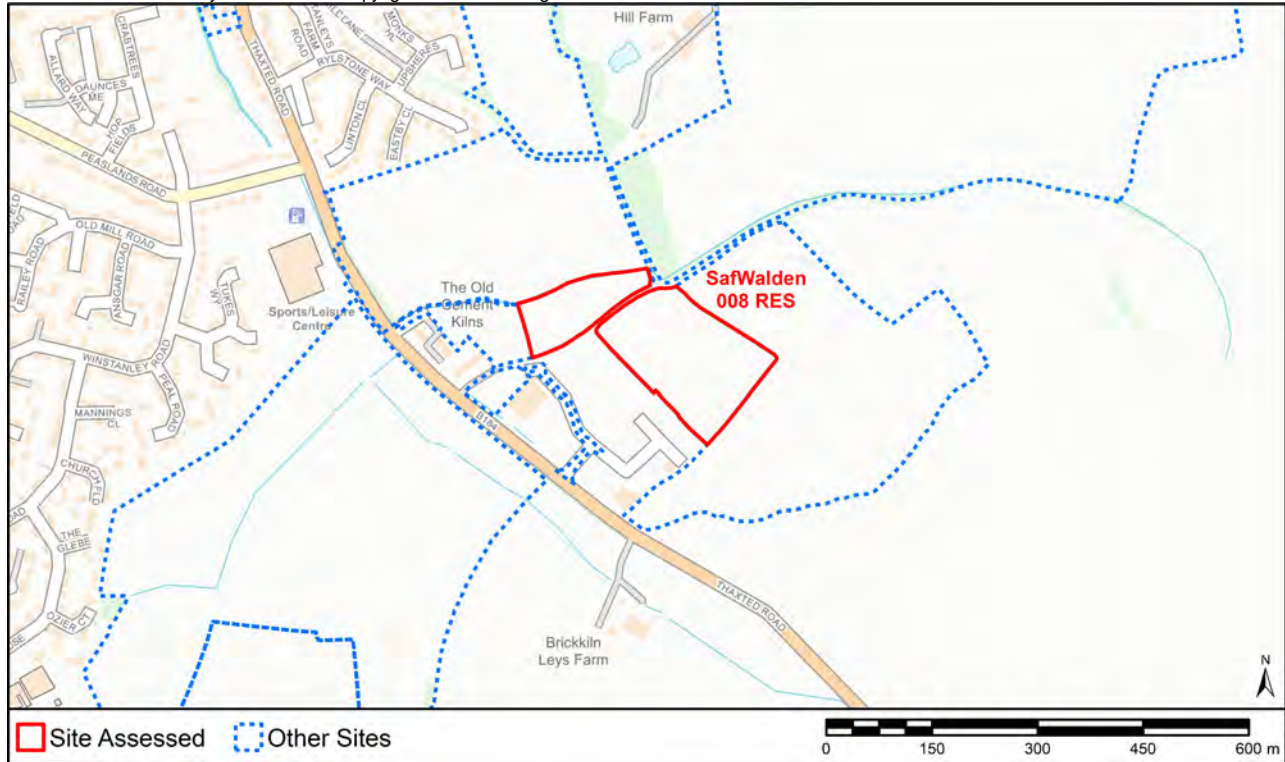
SafWalden 008 RES – Land north east of Thaxted Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.09	Developable Area (ha)	2.95
Housing assumed capacity	99	Employment floorspace (sqm)	N/A

Site History

UTT/23/3112/PINS Validated 2 January 2024. S62A/2023/0031 - Outline application with all matters reserved except for access for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	GREEN (Partly Within)
---------------------	------------	----------------------	-----------------------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly within Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	99	N/A	N/A	N/A

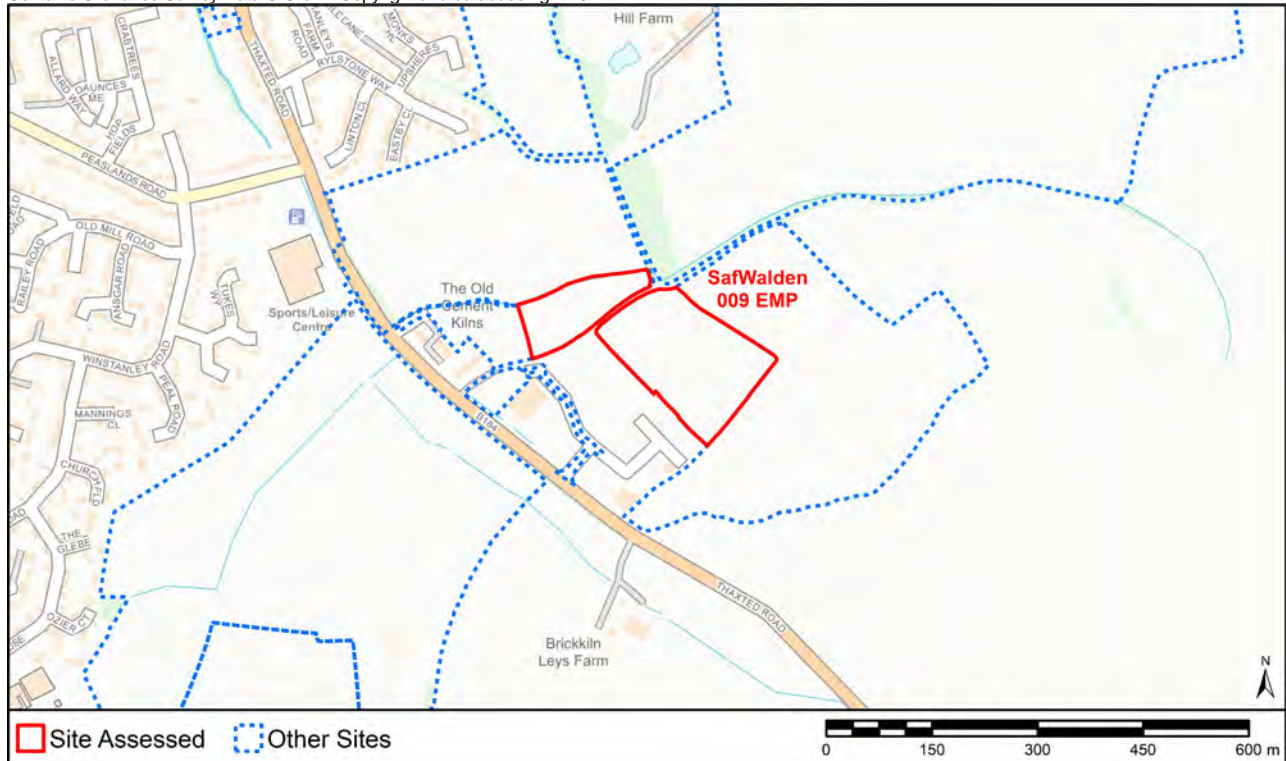
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 009 EMP – Land north east of Thaxted Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	4.09	Developable Area (ha)	4.09
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	GREEN (Partly Within)
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site partly within Saffron Walden. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is BMV. Site can be accessed from the main road network.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for economic development.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

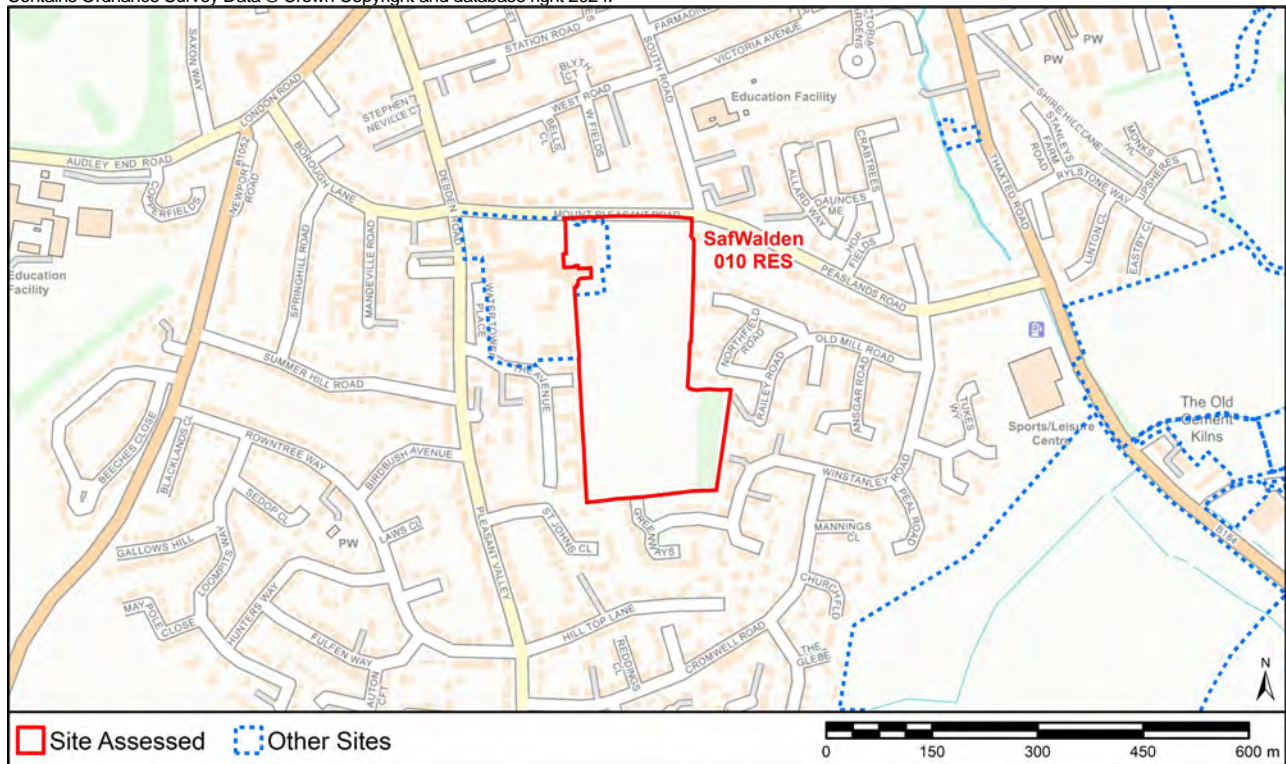
SafWalden 010 RES – Former Friends School Playing Field, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Former school playing field	Proposed Use	Residential
Site Area (ha)	7.05	Developable Area (ha)	0.03
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/1744/OP (refused on design/layout, harm to protected open space, conservation area and Locally listed school buildings)
- Refused 19.3.21

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	AMBER
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Greenfield site within Saffron Walden. Site is wholly within a Protected Open Space. Site is wholly or partly within a Priority Habitat. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Site contains a Locally Listed Building. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

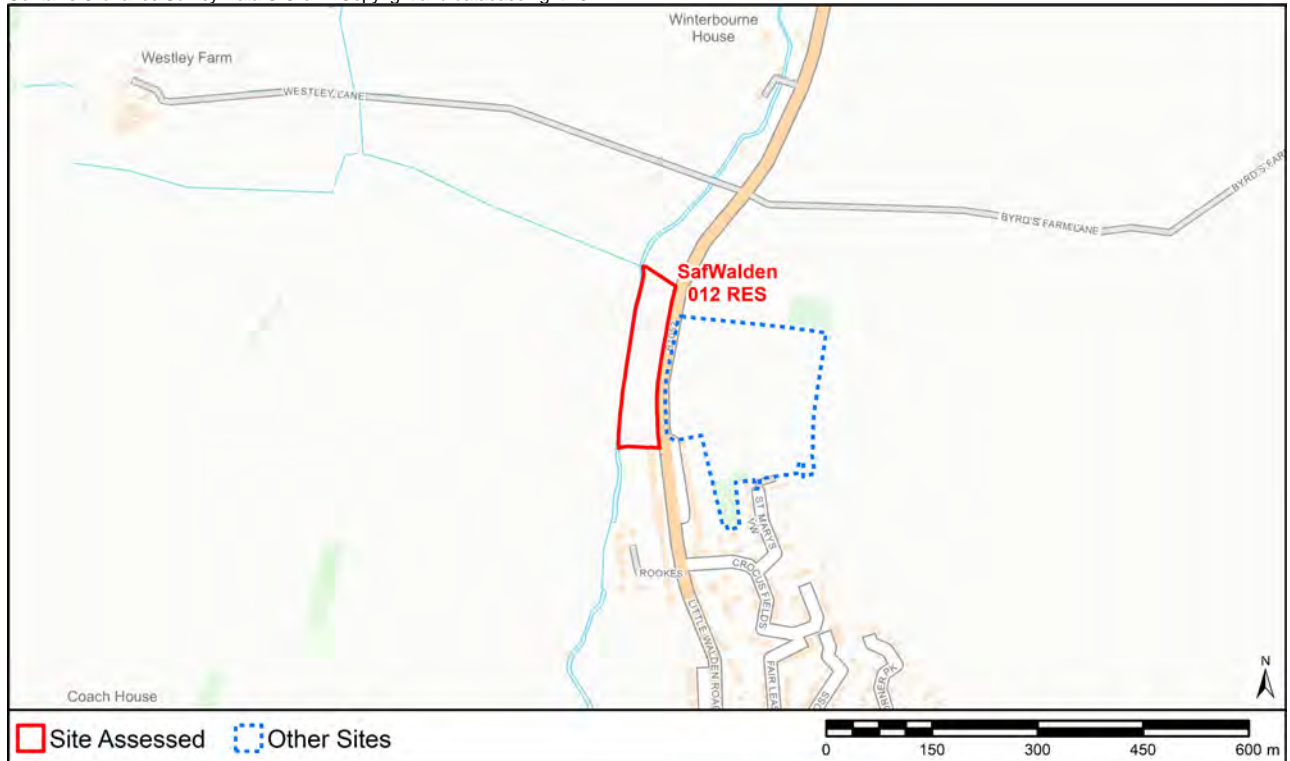
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 012 RES – Land west of Little Walden Road, Saffron Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.22	Developable Area (ha)	1.1
Housing assumed capacity	45	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 013 RES – Land east of Petts Lane, Little Walden

Parish	Saffron Walden	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential, Retail
Site Area (ha)	1	Developable Area (ha)	0.91
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

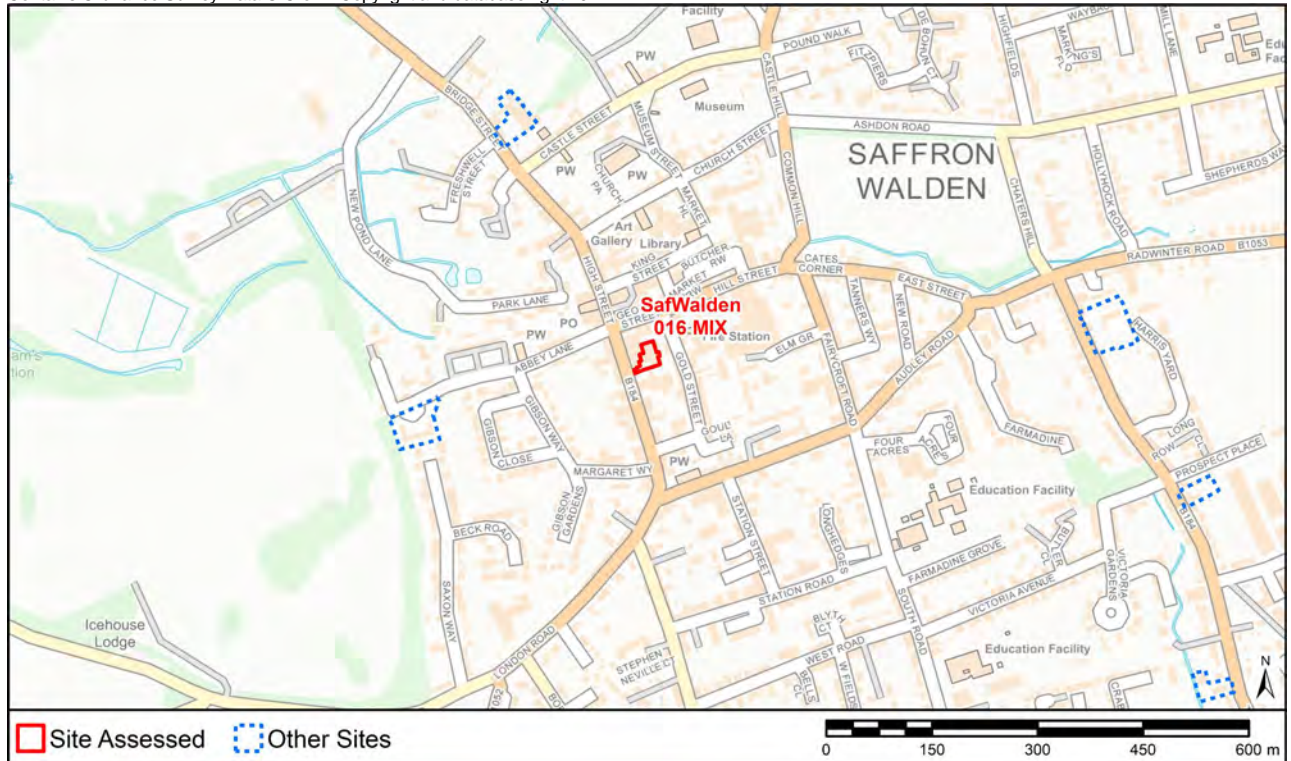
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 016 MIX – UBLR/17/001 56 High Street, Saffron Walden CB10 1EF

Parish	Saffron Walden	Source	Brownfield Land Register
Existing Use	Retail	Proposed Use	Residential, Retail, Offices
Site Area (ha)	0.09	Developable Area (ha)	0.09
Housing assumed capacity	4	Employment floorspace (sqm)	265.545
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site can be accessed from the main road network, but existing access to the site is narrow and would require further investigation. Site is wholly within the Saffron Walden Conservation Area. Potential archaeological value.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	4	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

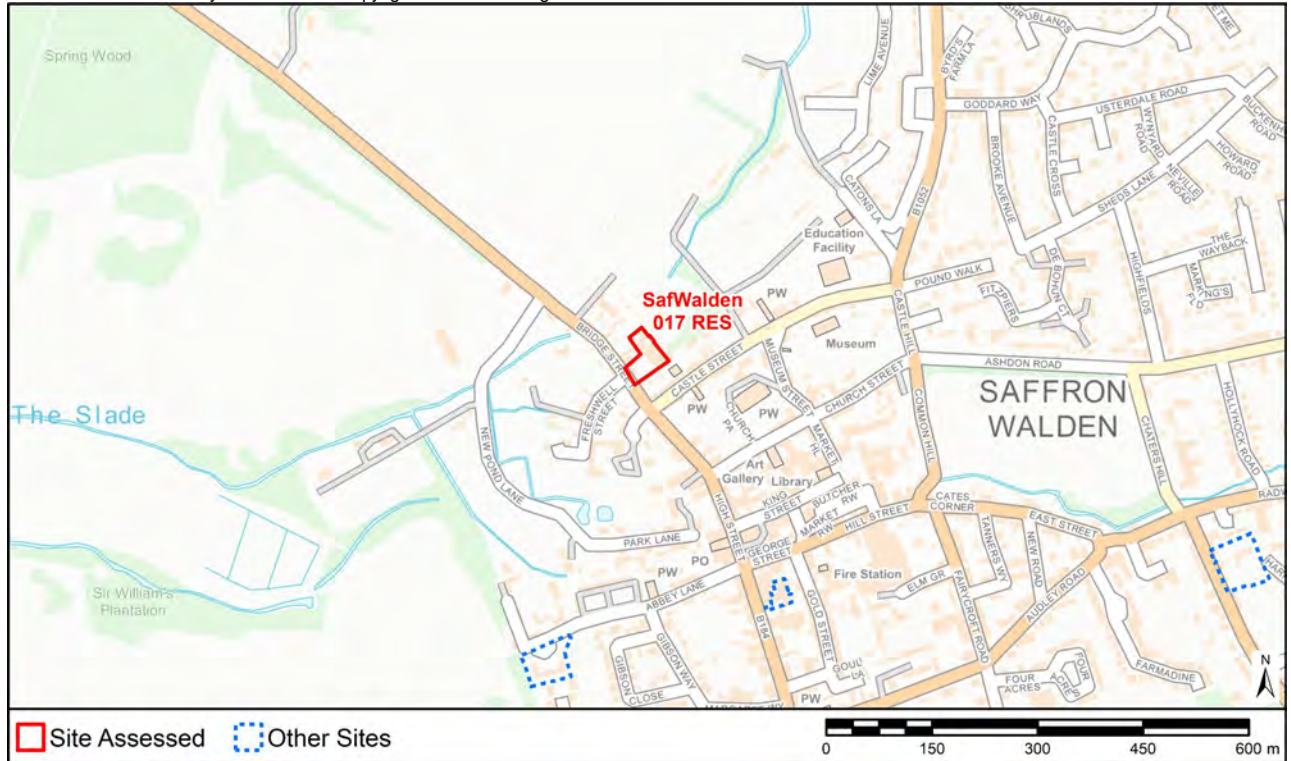
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	266	N/A	N/A	N/A

SafWalden 017 RES – UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU

Parish	Saffron Walden	Source	Brownfield Land Register
Existing Use	Coach depot	Proposed Use	Residential
Site Area (ha)	0.244	Developable Area (ha)	0.11
Housing assumed capacity	5	Employment floorspace (sqm)	N/A

Site History None

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site is partly within Flood Risk Zone 2. Potential archaeological value. Site contains a Grade II listed building. Site is wholly within the Saffron Walden Conservation Area. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

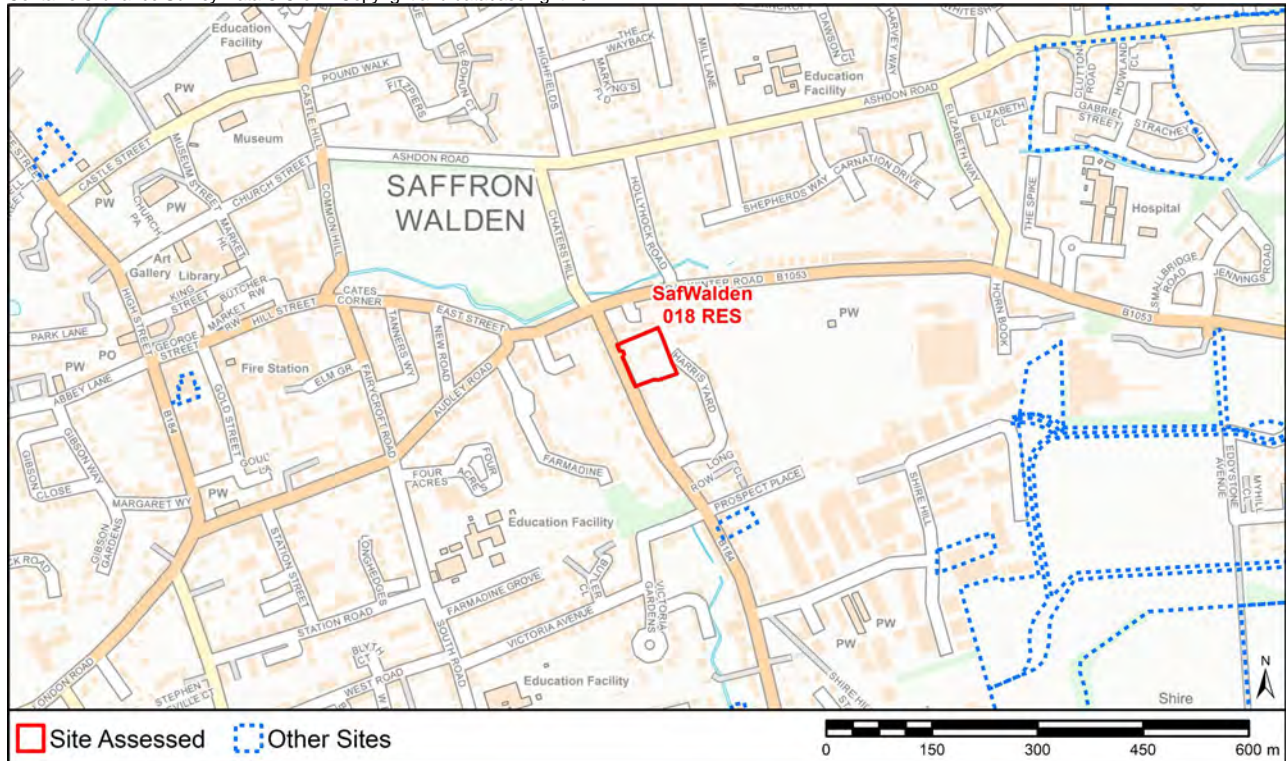
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 018 RES – UBLR/17/005 Jossaume, Thaxted Road, Saffron Walden CB11 3AA

Parish	Saffron Walden	Source	Brownfield Land Register
Existing Use	Plant hire depot	Proposed Use	Residential
Site Area (ha)	0.417	Developable Area (ha)	0.3
Housing assumed capacity	12	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site contains a Grade II listed building. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	12	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

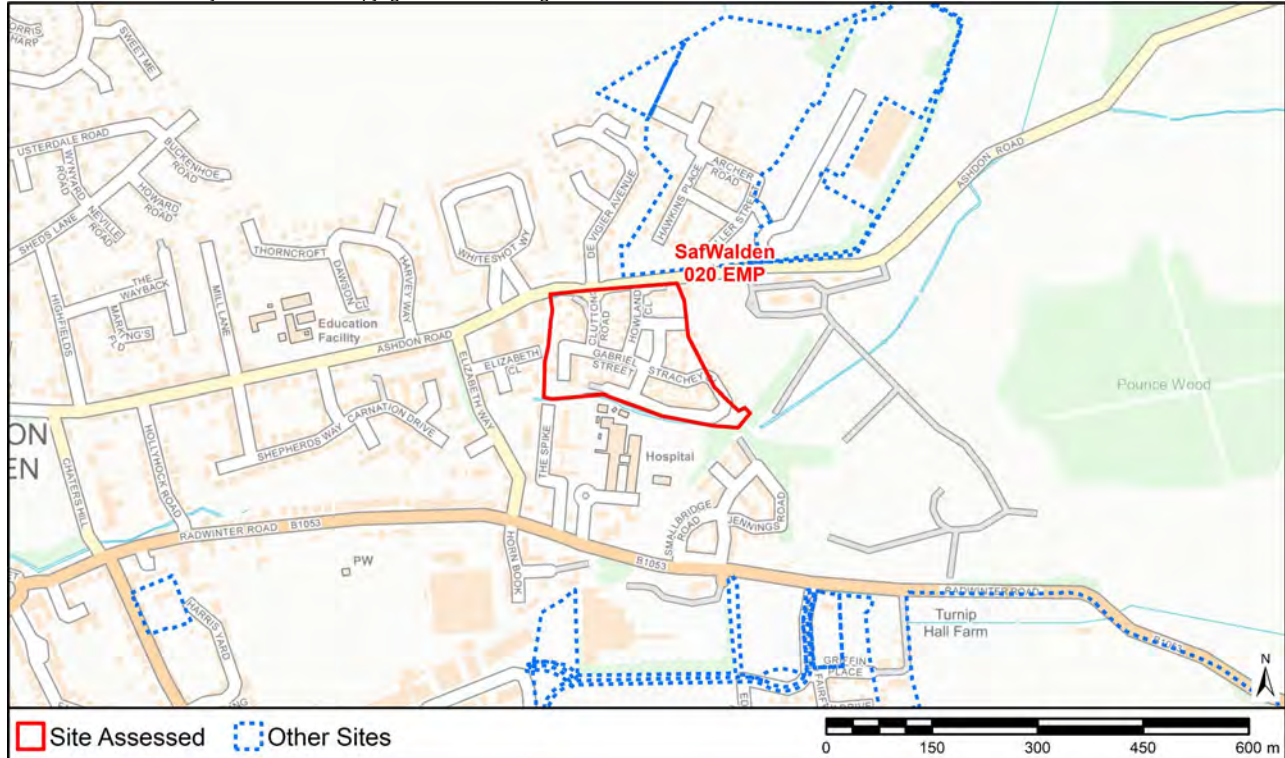
SafWalden 020 EMP – Land at Ashdon road, Saffron Walden

Parish	Saffron Walden	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment
Site Area (ha)	3.71	Developable Area (ha)	3.47
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A

Site History

UTT/1572/12/DFO Details following outline application UTT/0400/09/OP for mixed use development comprising the construction of 130 residential units (37 units of affordable housing) and approximately 3800 square metres of Class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works - Approved 21.11.12

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site within Saffron Walden. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Unachievable
Achievability commentary	The site is a relatively recent residential development and therefore redevelopment is unlikely to be achievable.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

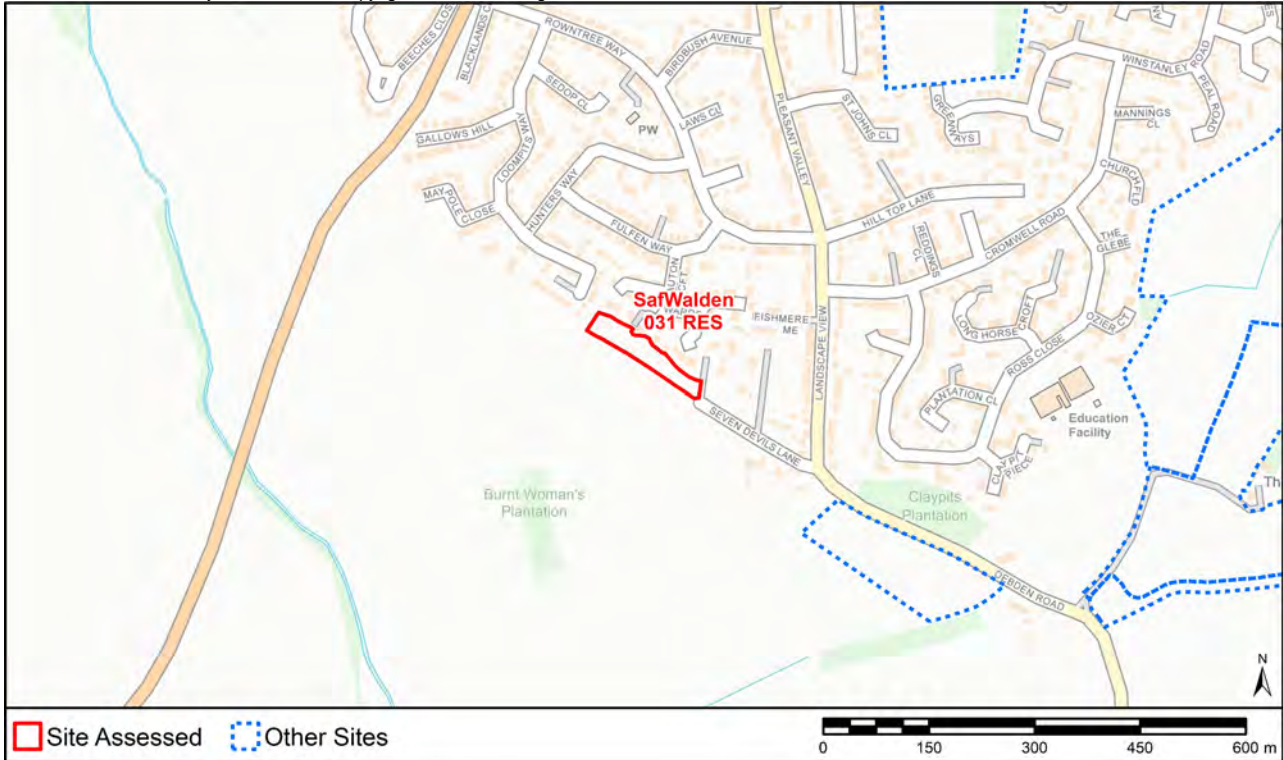
SafWalden 031 RES – Auton Croft, Saffron Walden

Parish	Saffron Walden	Source	Housing Team
Existing Use	Maintained grassland	Proposed Use	Residential
Site Area (ha)	0.52	Developable Area (ha)	0.52
Housing assumed capacity	21	Employment floorspace (sqm)	N/A

Site History

UTT/20/3354/FUL withdrawn - Proposed development of 14 no. dwellings including associated external works and parking

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site contains BMV. Site can be accessed from the main road network. The site's narrow nature and the presence of boundary vegetation may significantly reduces its development capacity.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	21	N/A	N/A	N/A

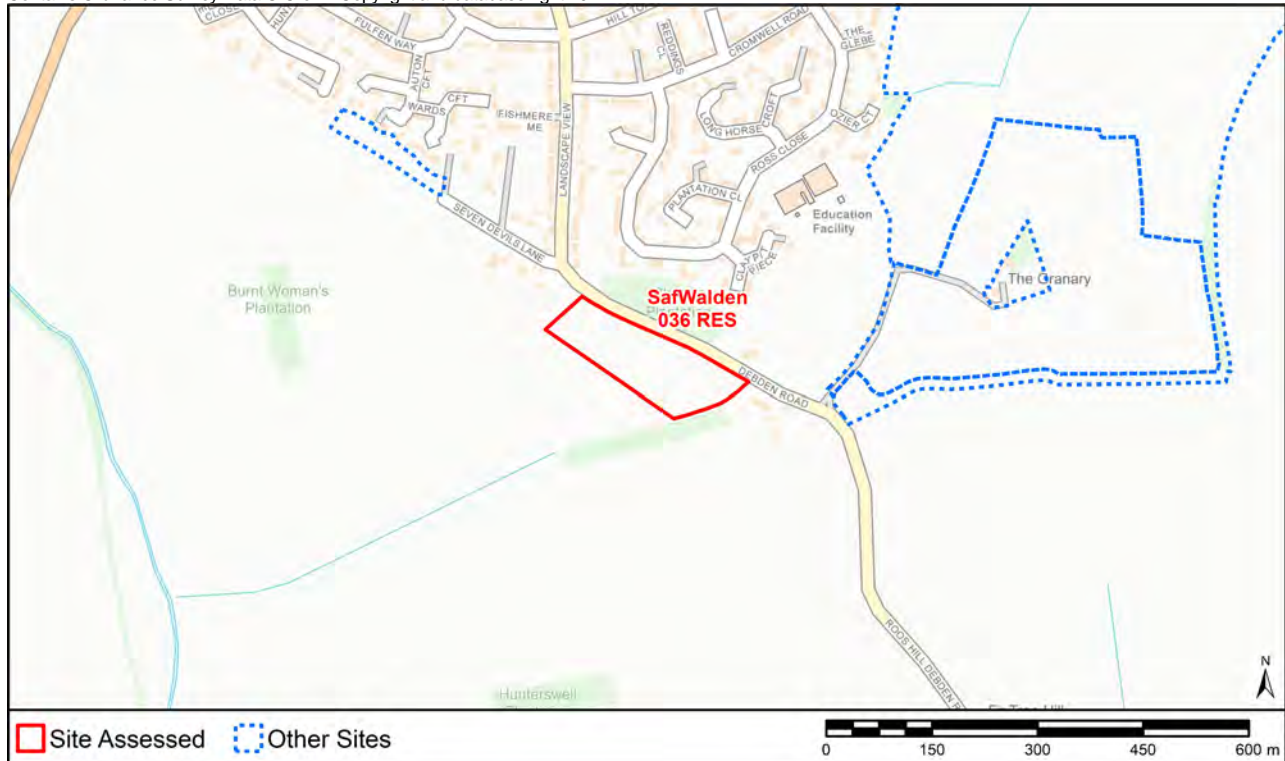
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 036 RES – Land to the North East of Thaxted Road, Granite, Knight Park, Saffron Walden

Parish	Saffron Walden	Source	Active engagement
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.09	Developable Area (ha)	2.09
Housing assumed capacity	71	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is partly within a Medium to High Groundwater Flooding Area. Site contains a Right of Way. Site contains BMV. Site can be accessed from the main road network. The southwest of Saffron Walden, assessed as Parcel SW3 in the Landscape Sensitivity Study, is considered as having a high landscape sensitivity to development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	71	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SafWalden 037 MIX – Land to the South of Debden Road

Parish	Saffron Walden	Source	Active engagement
Existing Use	Agricultural	Proposed Use	Residential / Industrial / Logistics
Site Area (ha)	10.91	Developable Area (ha)	10.91
Housing assumed capacity	368	Employment floorspace (sqm)	11,250 (based on 2.5 ha)
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Saffron Walden. Site is partly within a medium/high Surface Water Flood Risk Area. Site contains a Right of Way. Potential BMV. Site can be accessed from the main road network. 2.5ha proposed for employment use.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	118	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	11,250	N/A	N/A	N/A

SewardsEnd 001 RES – Plots 41, 43, 45, 47, 49, 51, Radwinter Road, Sewards End, Saffron Walden

Parish	Sewards End	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.6	Developable Area (ha)	0.6
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

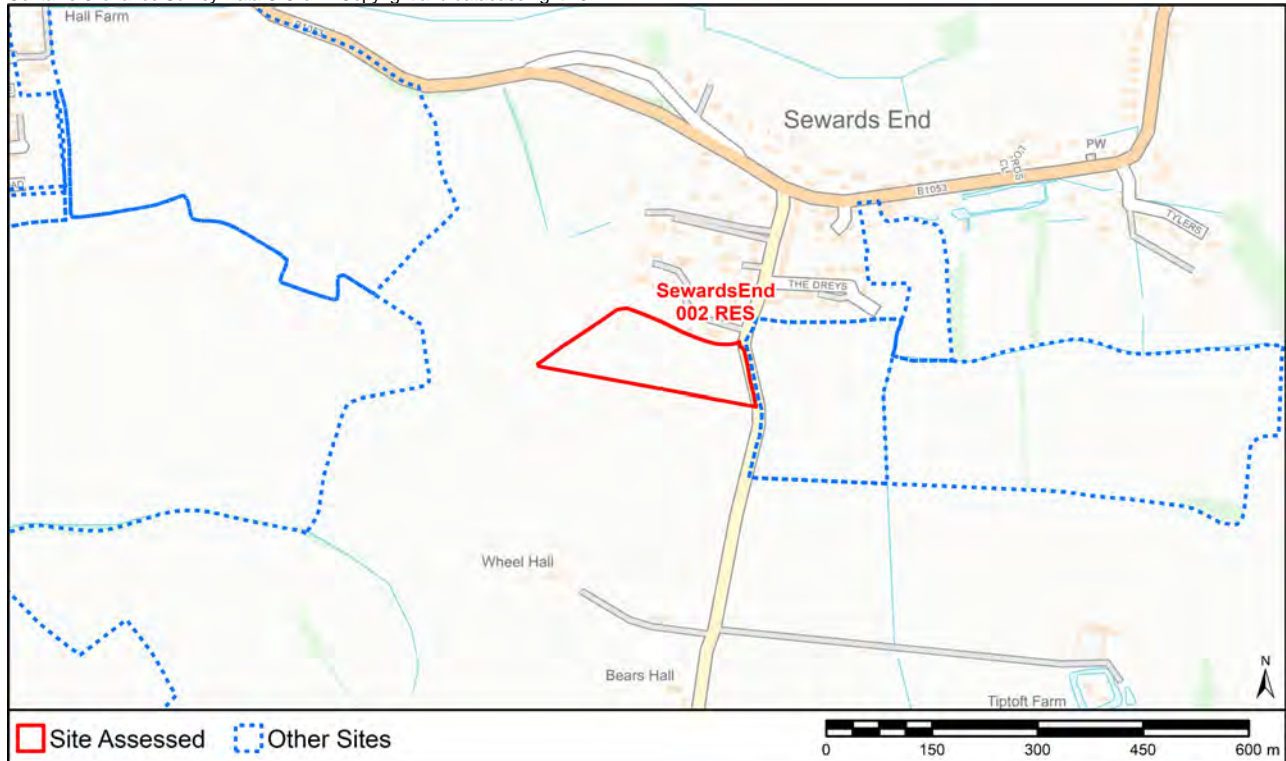
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SewardsEnd 002 RES – Land west of Cole End Lane, Sewards End

Parish	Sewards End	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.27	Developable Area (ha)	2.27
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

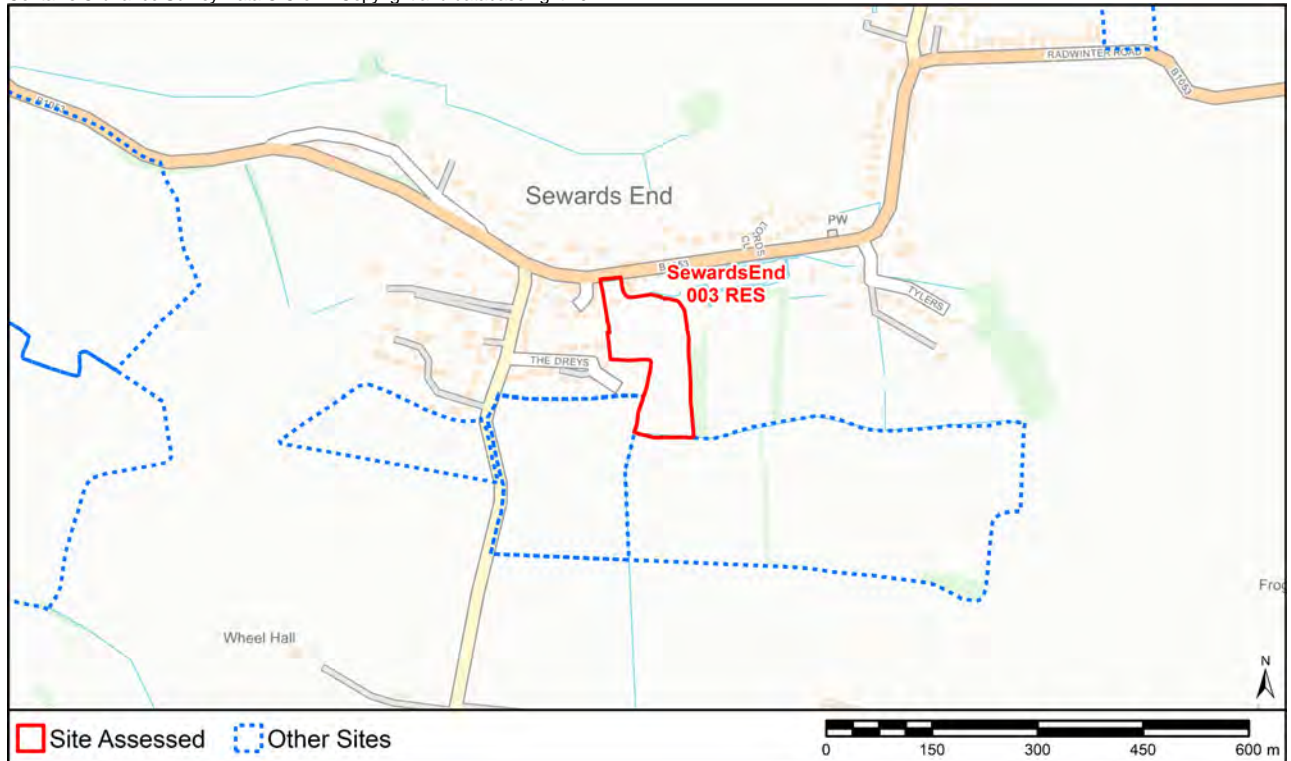
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

SewardsEnd 003 RES – Land at 6 Walden Road, Sewards End

Parish	Sewards End	Source	Call for sites
Existing Use	Residential, Agricultural	Proposed Use	Residential
Site Area (ha)	1.81	Developable Area (ha)	1.81
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

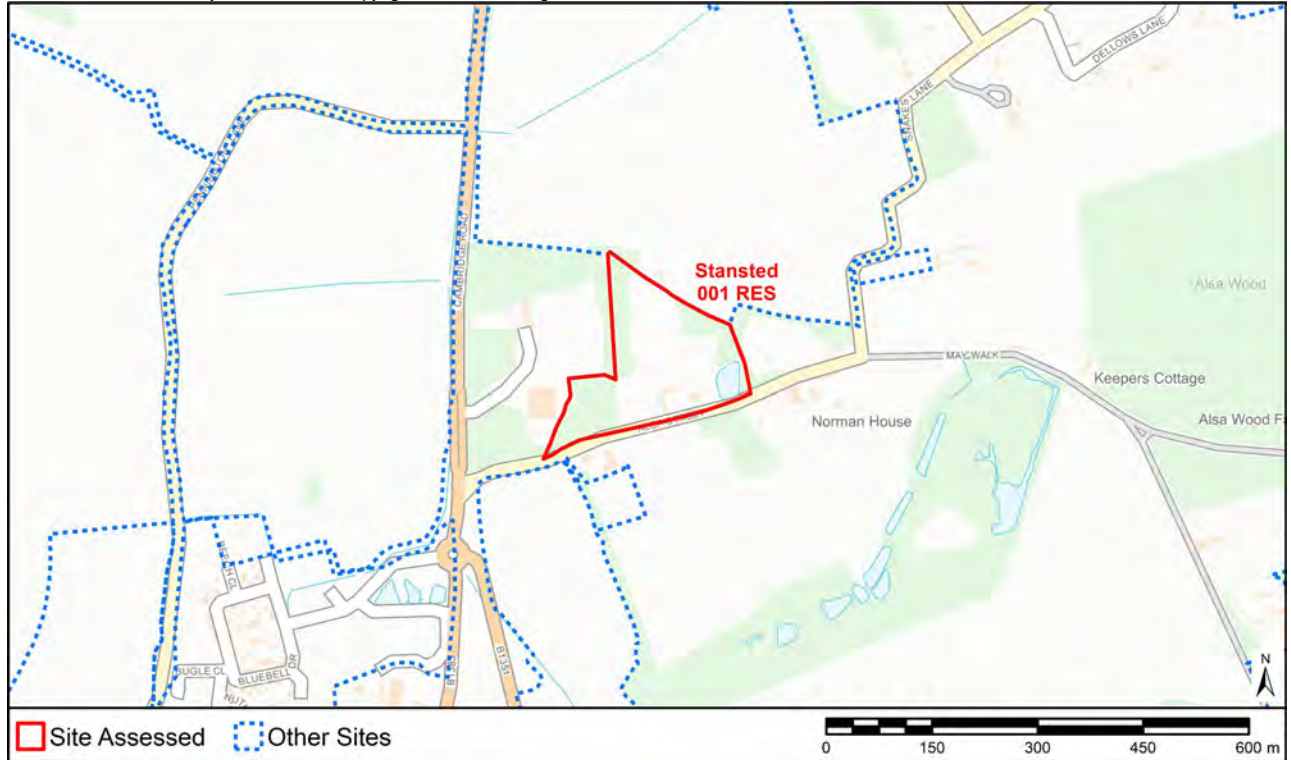
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 001 RES – Alsa Lodge, Alsa Street, Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Residential, children's nursery, former quarry	Proposed Use	Residential
Site Area (ha)	3.82	Developable Area (ha)	3.69
Housing assumed capacity	97	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is adjacent or partially within a Groundwater Protection Zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Priority Habitat. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	97	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 003 RES – Land at Pines Hill, Stansted Mountfitchet

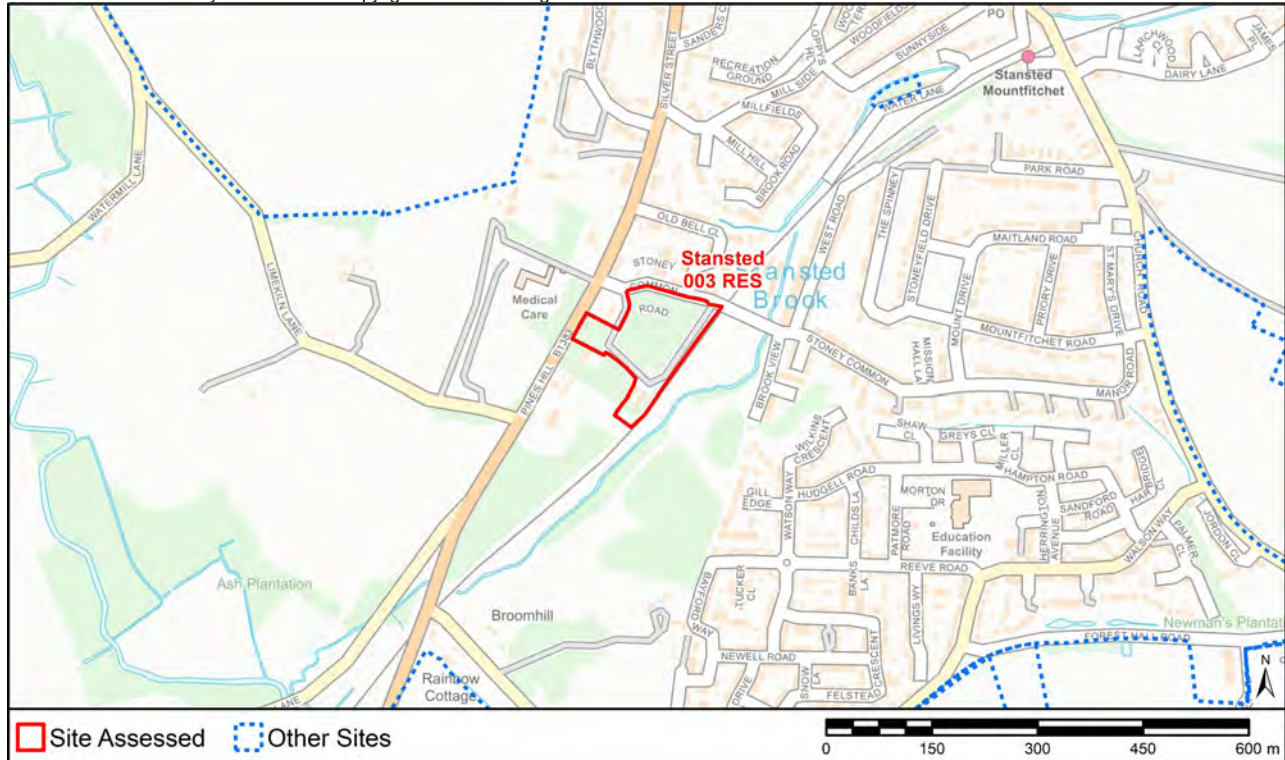
Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Residential, vacant land	Proposed Use	Residential
Site Area (ha)	1.71	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/2730/OP refused and dismissed at appeal 21.12.21- Outline planning permission with all matters reserved except access, for up to 31 no. dwellings.

UTT/23/0966/PINS Refused 08 September 2023. Consultation on S62A/2023/0018 - Up to 31 no residential dwellings with all matters reserved for subsequent approval, except for vehicular access from Pines Hill.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	AMBER

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

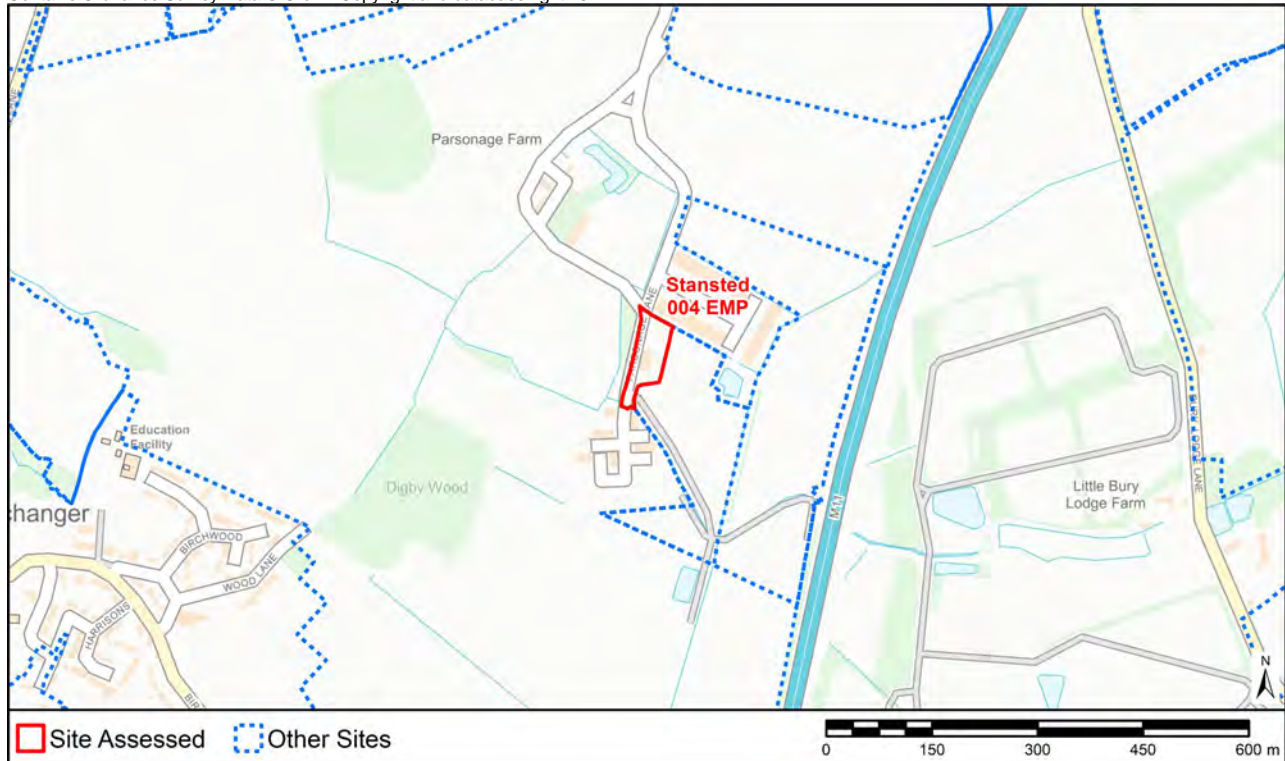
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 004 EMP – Land adjacent to M11 Business Link, Parsonage Lane Stansted (option 1)

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Employment	Proposed Use	Employment Class B and E
Site Area (ha)	0.49	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 005 EMP – Land adjacent to M11 Business Link, Parsonage Lane, Stansted (option 2)

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Employment, Agricultural	Proposed Use	Employment
Site Area (ha)	3.58	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

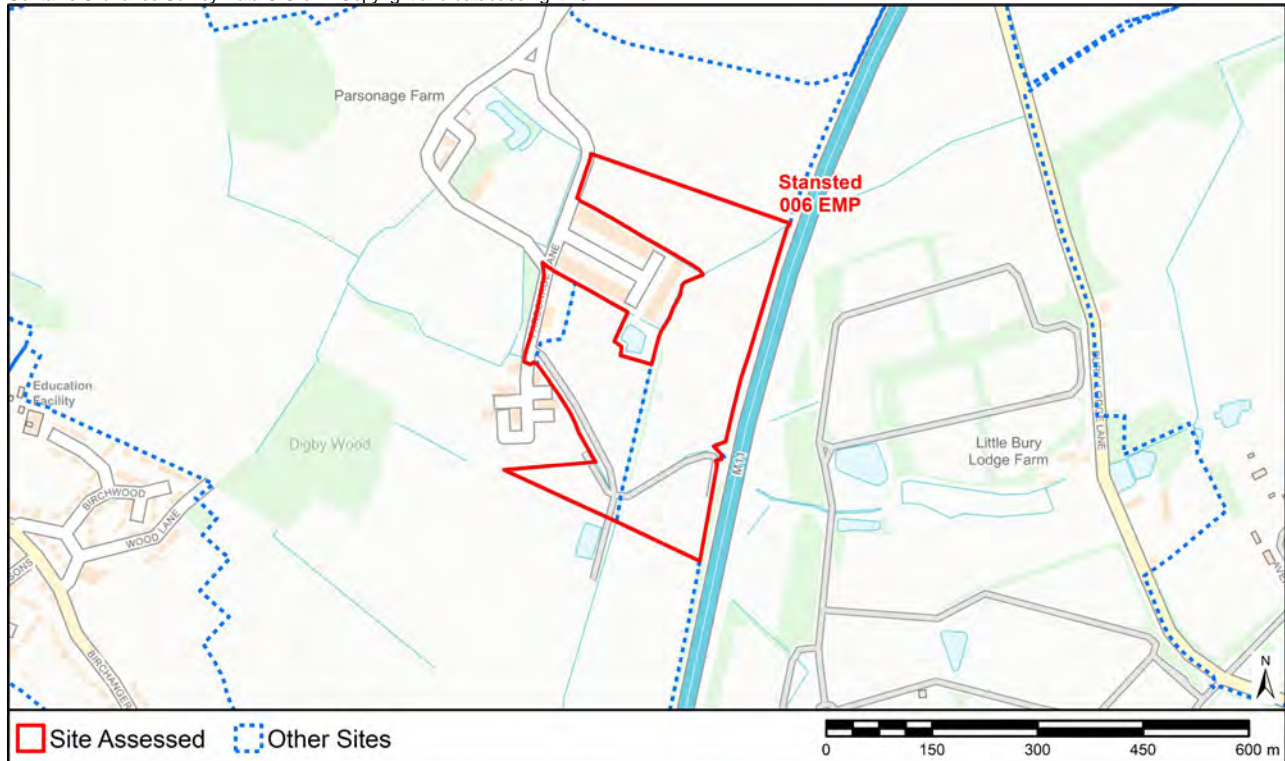
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 006 EMP – Land adjacent to M11 Business Link Parsonage Lane Stansted (option 3)

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Employment, Agricultural	Proposed Use	Employment
Site Area (ha)	11.07	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

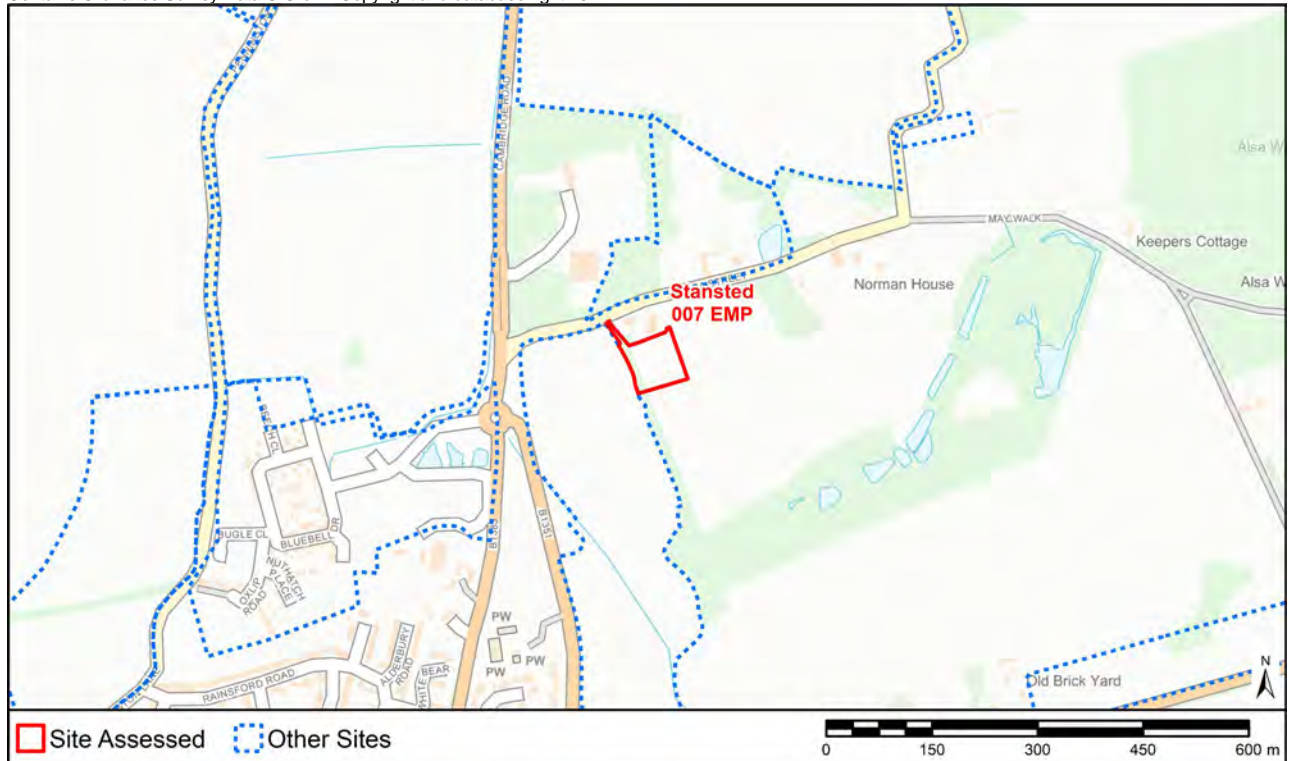
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 007 EMP – Land South of Alsa Business Park, Alsa Street, Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Commercial offices
Site Area (ha)	0.55	Developable Area (ha)	0.55
Housing assumed capacity	N/A	Employment floorspace (sqm)	2200
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for offices in Saffron Walden and the wider Stansted area would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

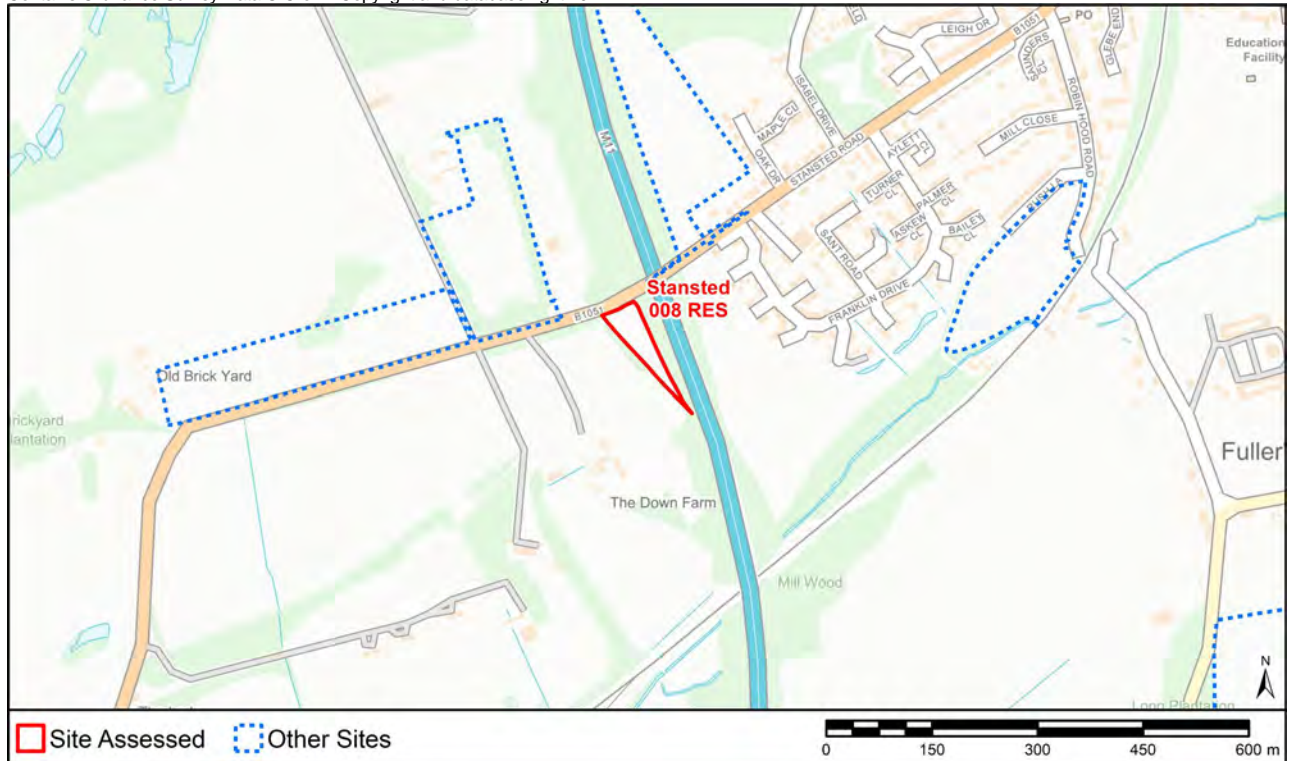
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	2200	N/A	N/A	N/A

Stansted 008 RES – Land off B1051 Elsenham

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Vacant	Proposed Use	Residential
Site Area (ha)	0.43	Developable Area (ha)	0.43
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

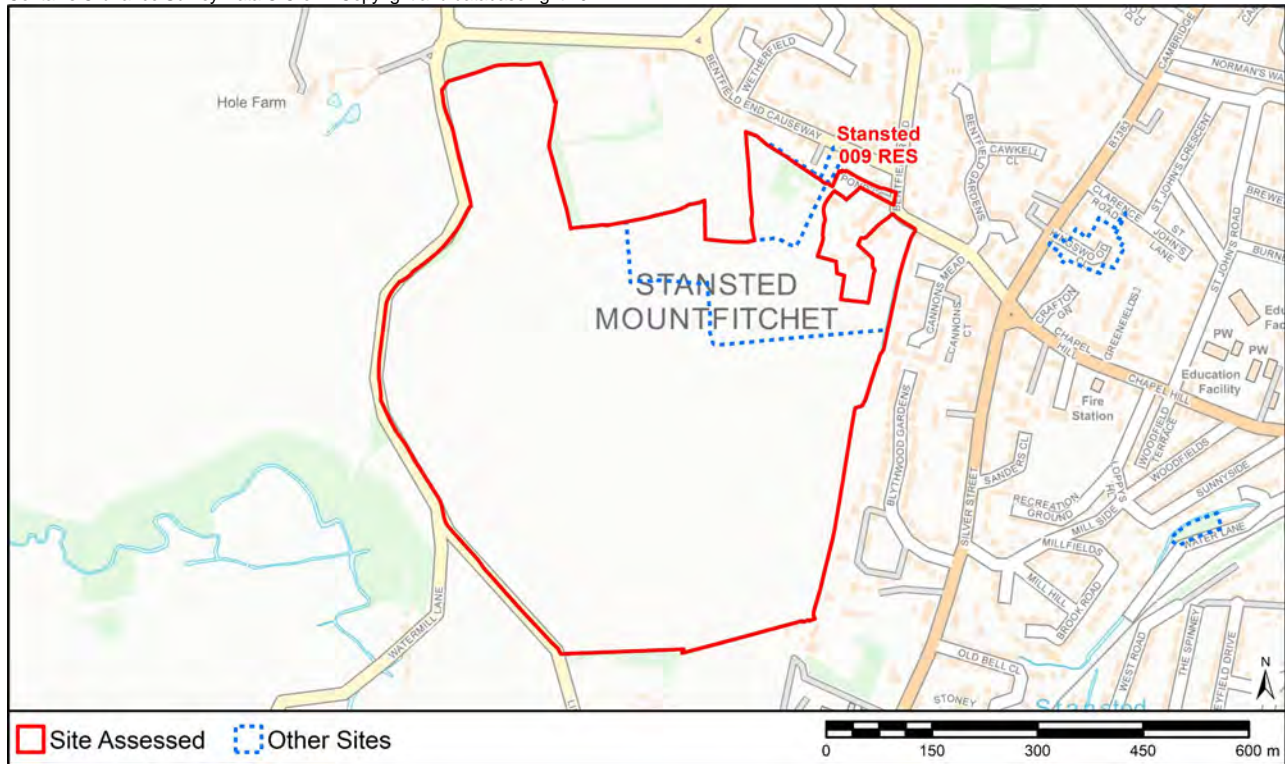
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 009 RES – Land to the west of Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Mainly agricultural, with orchard/garden land, some offices and associated access and car parking.	Proposed Use	Residential led mixed use site, including a local centre, primary school and formal and informal recreation.
Site Area (ha)	39.7	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is wholly within the Green Belt and unsuitable for residential development.
Availability	Potentially Available
Availability commentary	Site is actively promoted for residential development through the Call for Site but is multiple ownership with full site's availability yet to be confirmed.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

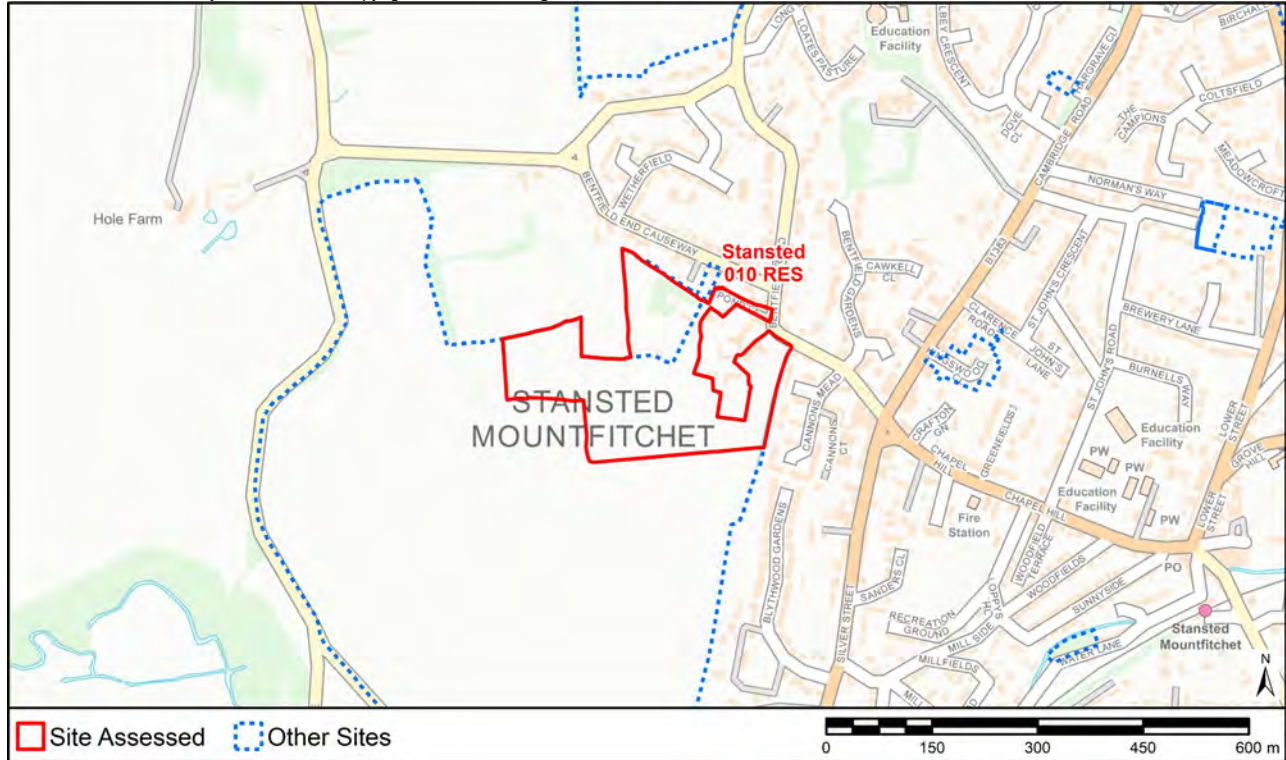
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 010 RES – Land south of Bentfield End Causeway, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural and some residential	Proposed Use	Replacement housing and residential led development
Site Area (ha)	5.96	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is wholly within the Green Belt and unsuitable for residential development.
Availability	Potentially Available
Availability commentary	Site is actively promoted for residential development through the Call for Site but is multiple ownership with full site's availability yet to be confirmed.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification	C: Not considered developable 15+ years
----------------------------	---

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

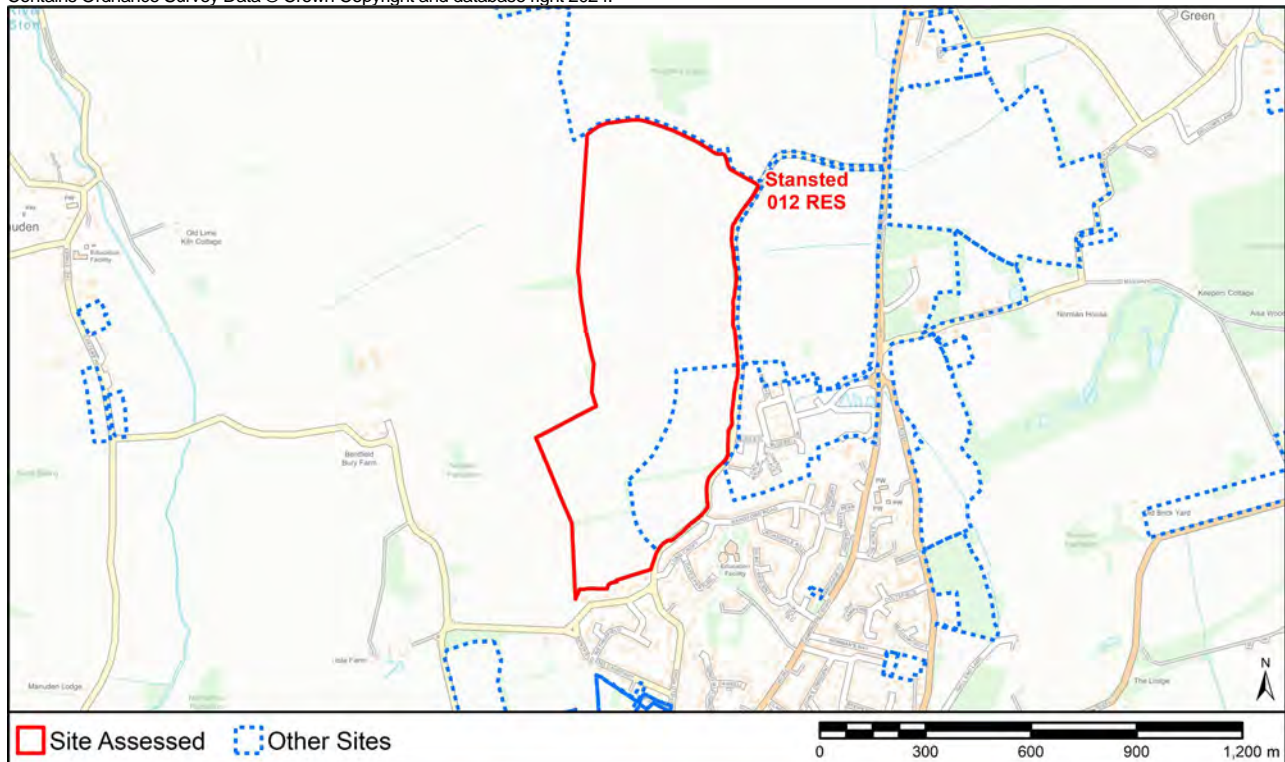
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 012 RES – Land west of Pennington Lane, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential-led development (including public open space, landscaping and sustainable drainage) and areas of retained agriculture.
Site Area (ha)	52.84	Developable Area (ha)	52.84
Housing assumed capacity	1110	Employment floorspace (sqm)	N/A

Site History	<p>UTT/19/2338/SCO - Request for a Screening Opinion for a proposed development of up to 199 dwellings including affordable homes, public open space including equipped area for play, sustainable drainage systems, landscaping and associated infrastructure - Opinion given. UTT/20/2121/OP - Outline planning application with all matters reserved except access for up to 168 dwellings (Class C3) including 40% affordable homes, public open space including local equipped area for play, sustainable drainage systems, landscaping and all associated infrastructure and development - Refused. 21/00031/REF - Appeal - Outline planning application with all matters reserved except access for up to 168 dwellings (Class C3) including 40% affordable homes, public open space including local equipped area for play, sustainable drainage systems, landscaping and all associated infrastructure and development. APPEAL DISMISSED</p>
---------------------	---

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN

Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site contains a Protected Lane. Site is adjacent or partially within a Groundwater Source Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	450	450	210	N/A

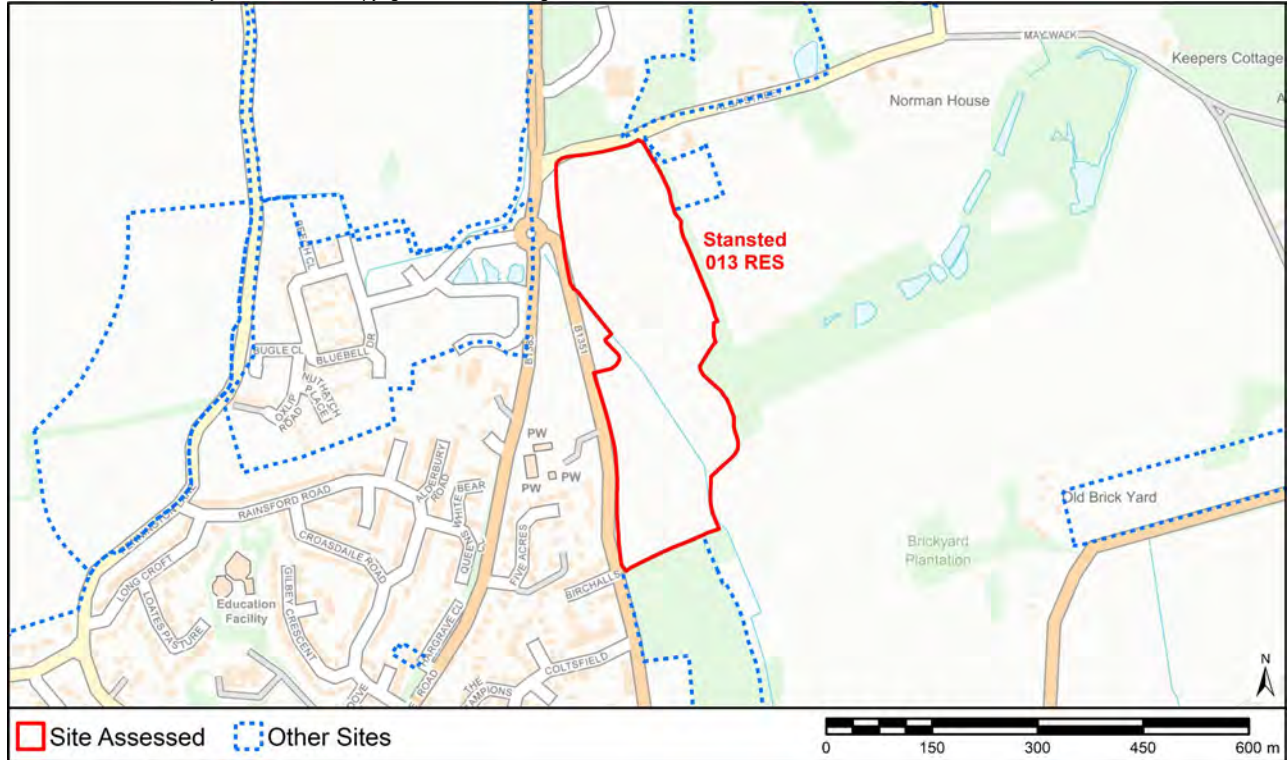
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 013 RES – Land east of High Lane, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential led development and areas of retained agriculture
Site Area (ha)	8.98	Developable Area (ha)	8.08
Housing assumed capacity	212	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Stansted Mountfitchet. Part of the site running across northwest to southeast is in Flood Zone 2 or 3. Site is also partly subject to medium to high risk of surface water flooding. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a medium to high landscape sensitivity area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Possible BMVs.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	212	N/A	N/A	N/A

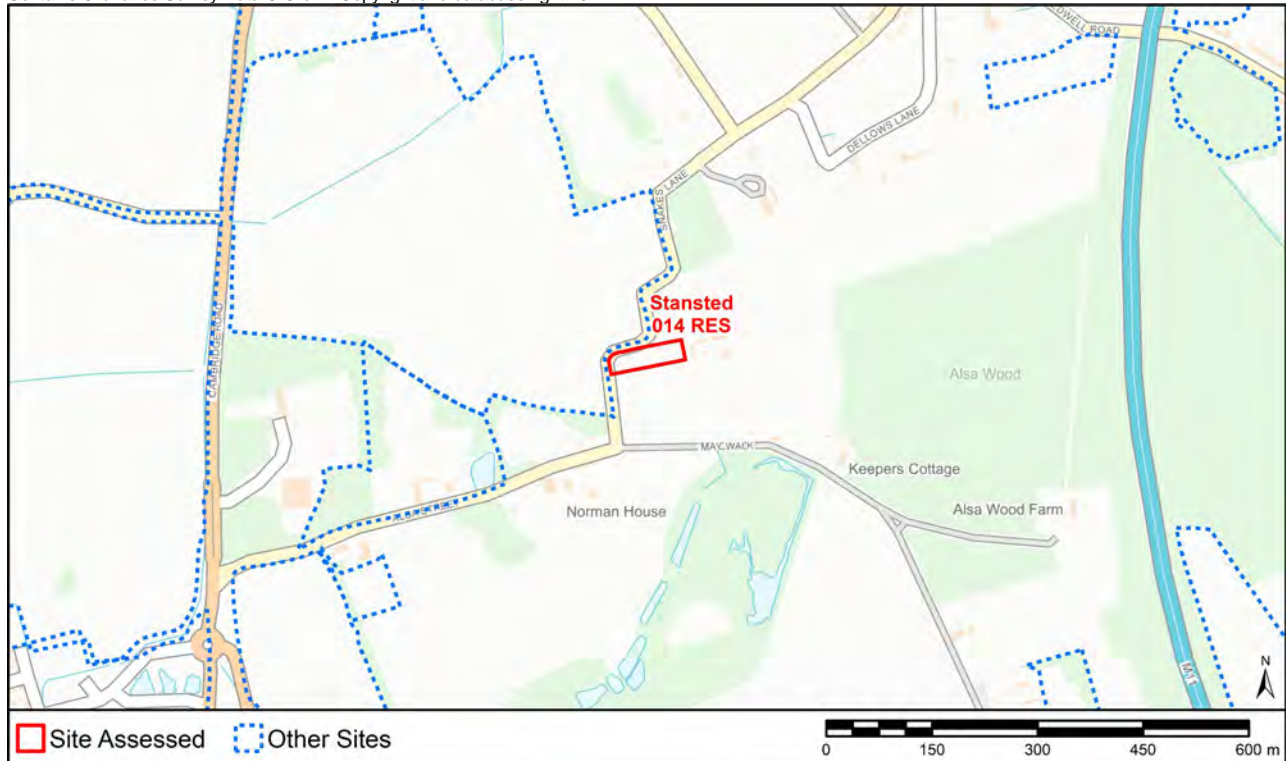
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 014 RES – Land at Snakes Lane, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Open land, uncultivated	Proposed Use	Residential
Site Area (ha)	0.3	Developable Area (ha)	0.3
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 015 RES – Land west of Cambridge Road and north of Walpole Meadows, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential, education, community uses, open spaces.
Site Area (ha)	23.01	Developable Area (ha)	20.94
Housing assumed capacity	440	Employment floorspace (sqm)	N/A

Site History

UTT/23/0102/SCO - Request for a Screening Opinion for a residential development (up to 350 dwellings) and parkland, incorporating open space, landscaping, children's play area, land reserved for a community use, formation of a vehicular access and associated infrastructure.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Stansted Mountfitchet. Part of the site running across northwest to southeast is in Flood Zone 2 or 3. Site contains a Protected Lane. Site is also partly subject to medium to high risk of surface water flooding. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a medium to high landscape sensitivity area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Possible BMVs
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	190	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

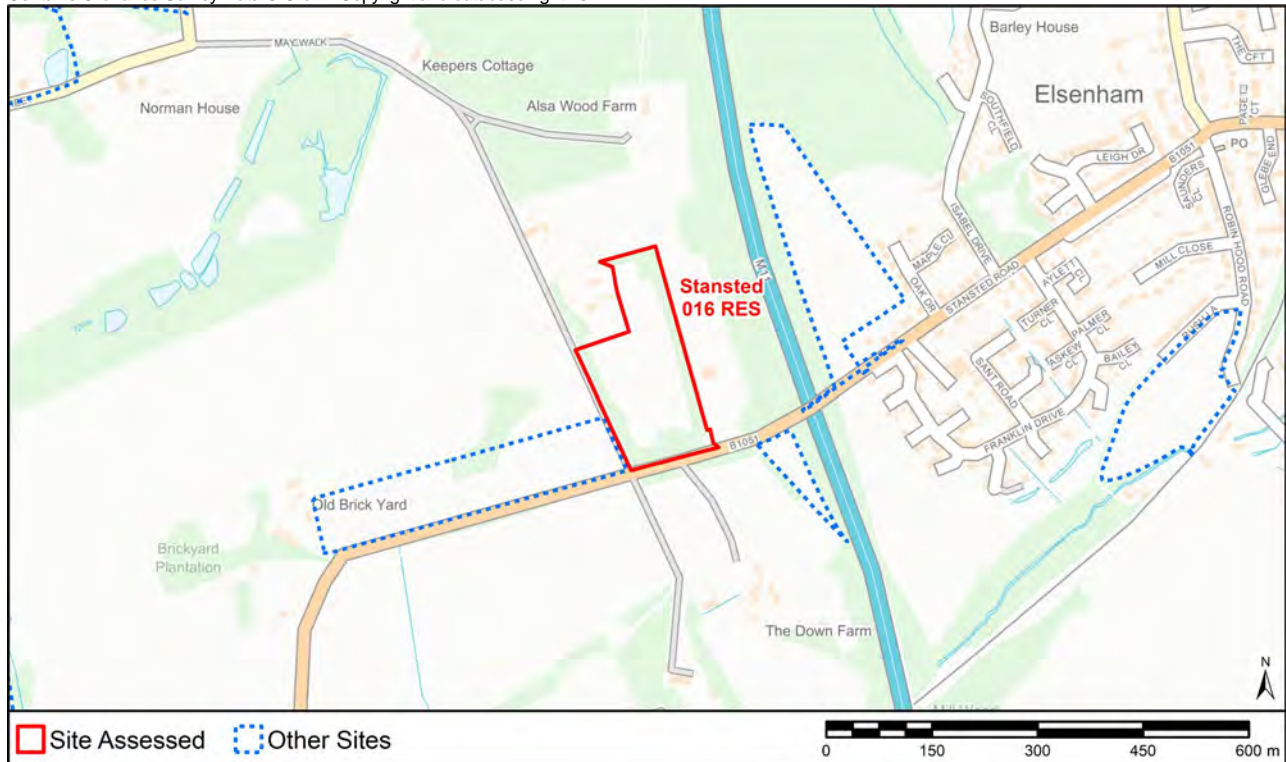
Stansted 016 RES – Eastfield Stables, May Walk, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Vacant - previous uses agricultural, paddock	Proposed Use	Residential
Site Area (ha)	3.3	Developable Area (ha)	3.3
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/20/1643/FUL refused, dismissed at appeal 4.10.21 - Erection of 11 no. dwellings including alterations to existing access, formation of new internal road, landscaping and associated infrastructure
 UTT/23/2193/PINS. Refused. S62A/2023/0023 - Proposed erection of 5 no. residential dwellings and associated infrastructure.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

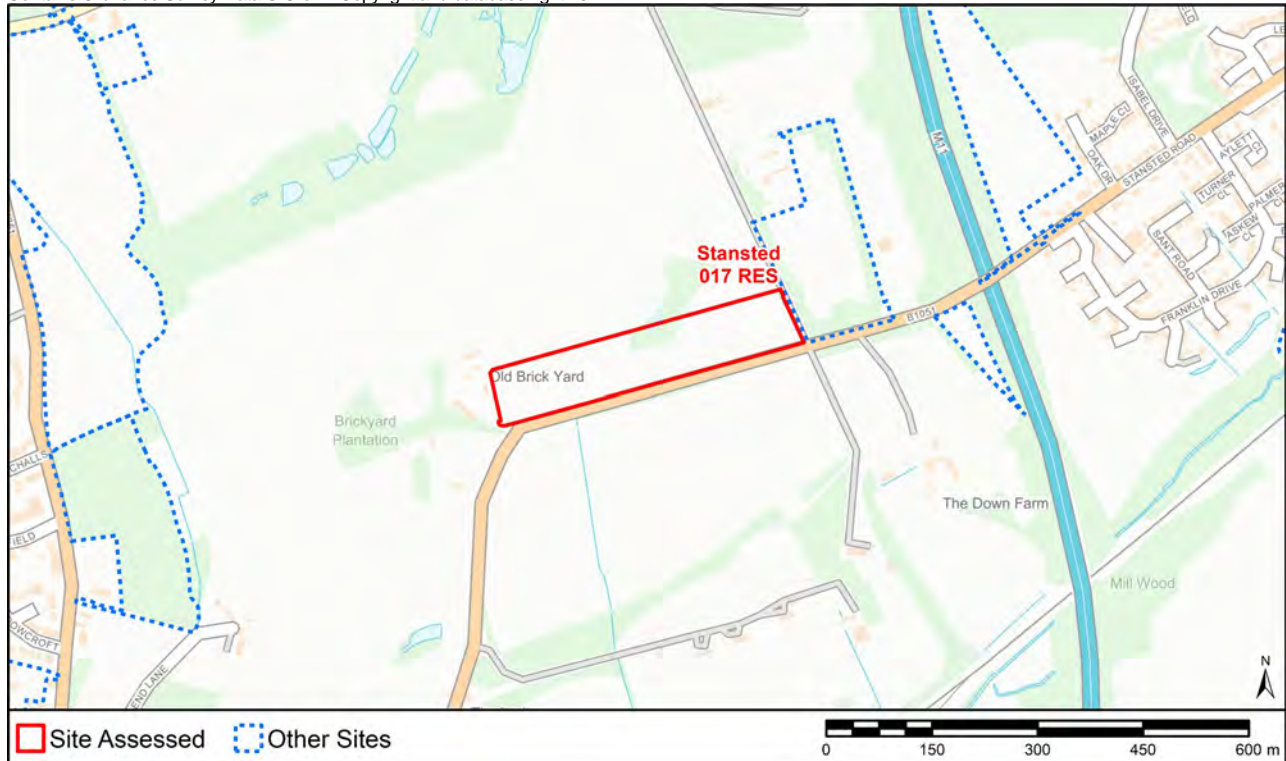
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 017 RES – B1051, Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	3.55	Developable Area (ha)	3.55
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

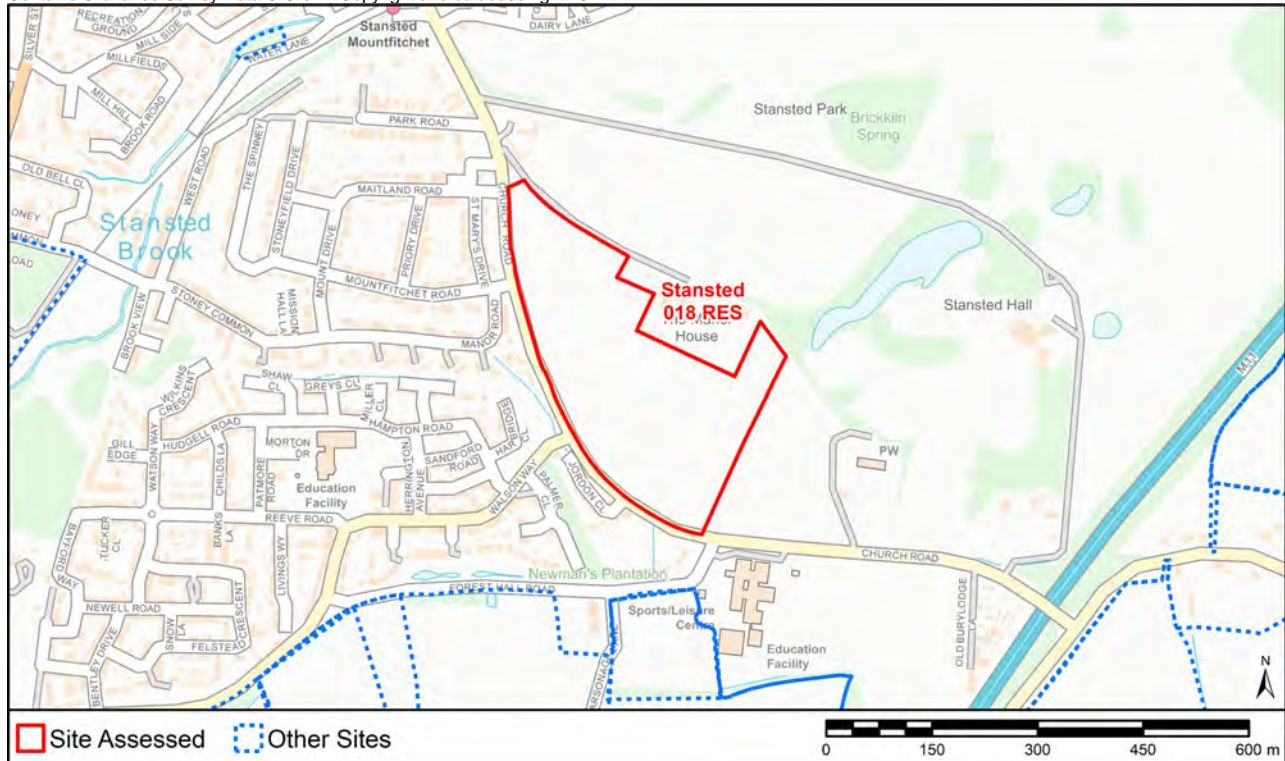
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 018 RES – Land at Elms Farm, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	8.81	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
--------------------------	-------	-------------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	Site is located in the green belt, it is unsuitable for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

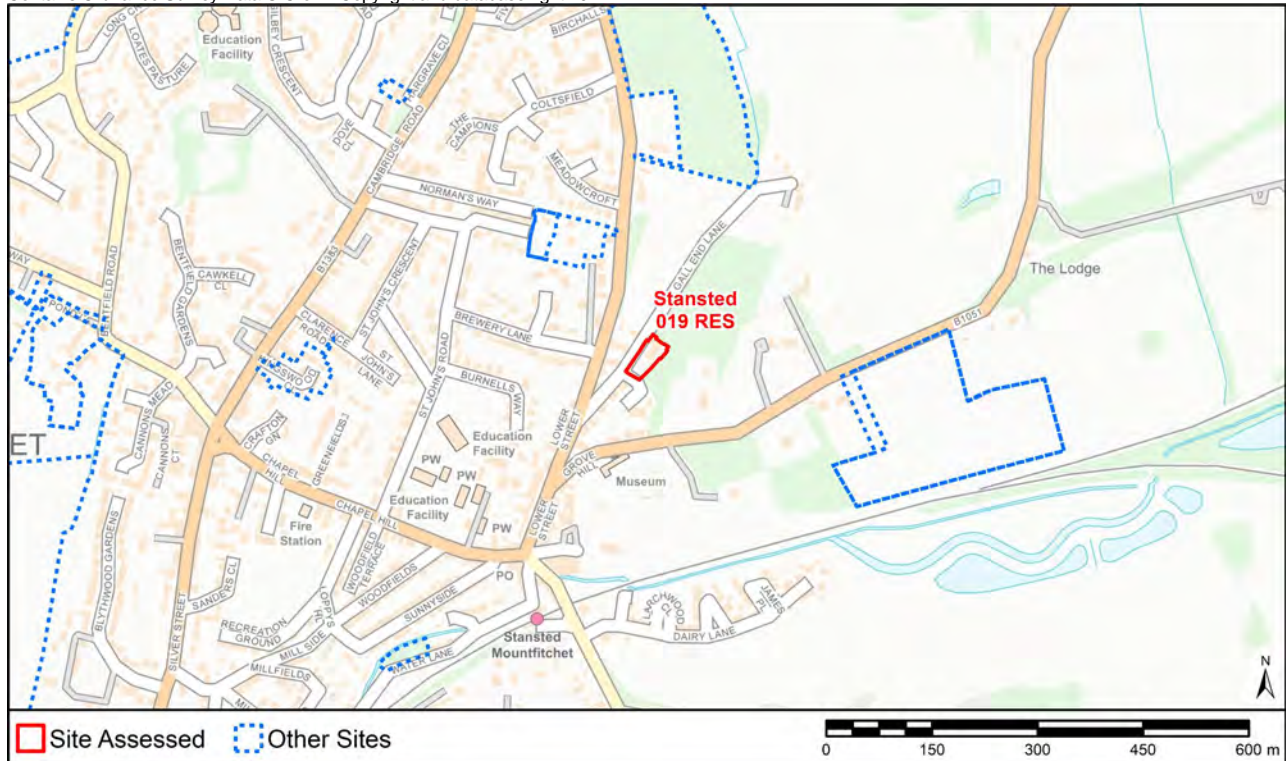
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 019 RES – Stansted Youth Centre, Lower Street Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Youth centre	Proposed Use	Residential
Site Area (ha)	0.18	Developable Area (ha)	0.15
Housing assumed capacity	5	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is adjacent or partially within a Groundwater Protection Zone. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains a Locally Listed Building. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

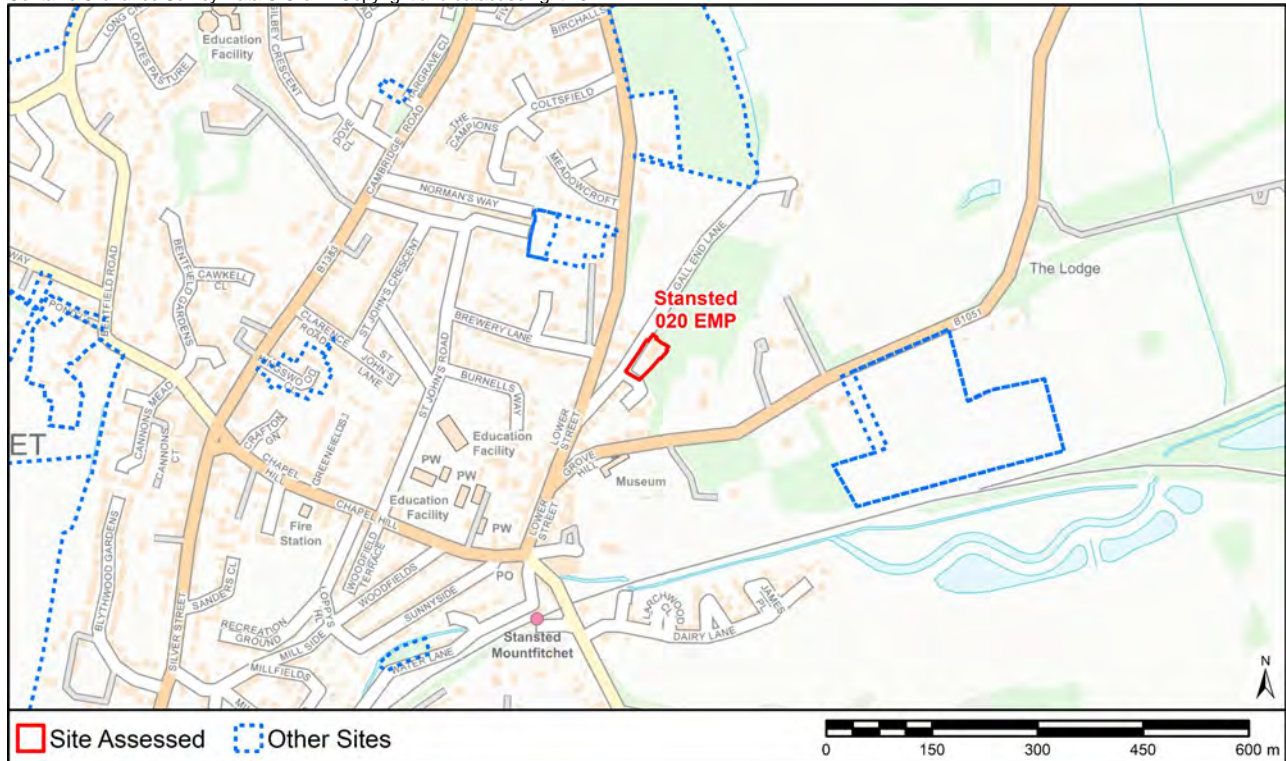
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 020 EMP – Stansted Youth Centre, Lower Street Stansted

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Youth centre	Proposed Use	Residential or commercial
Site Area (ha)	0.18	Developable Area (ha)	0.15
Housing assumed capacity	N/A	Employment floorspace (sqm)	600
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site, partly adjacent to the built extent of Stansted Mountfitchet. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is adjacent or partially within a Groundwater Protection Zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains a Locally Listed Building. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

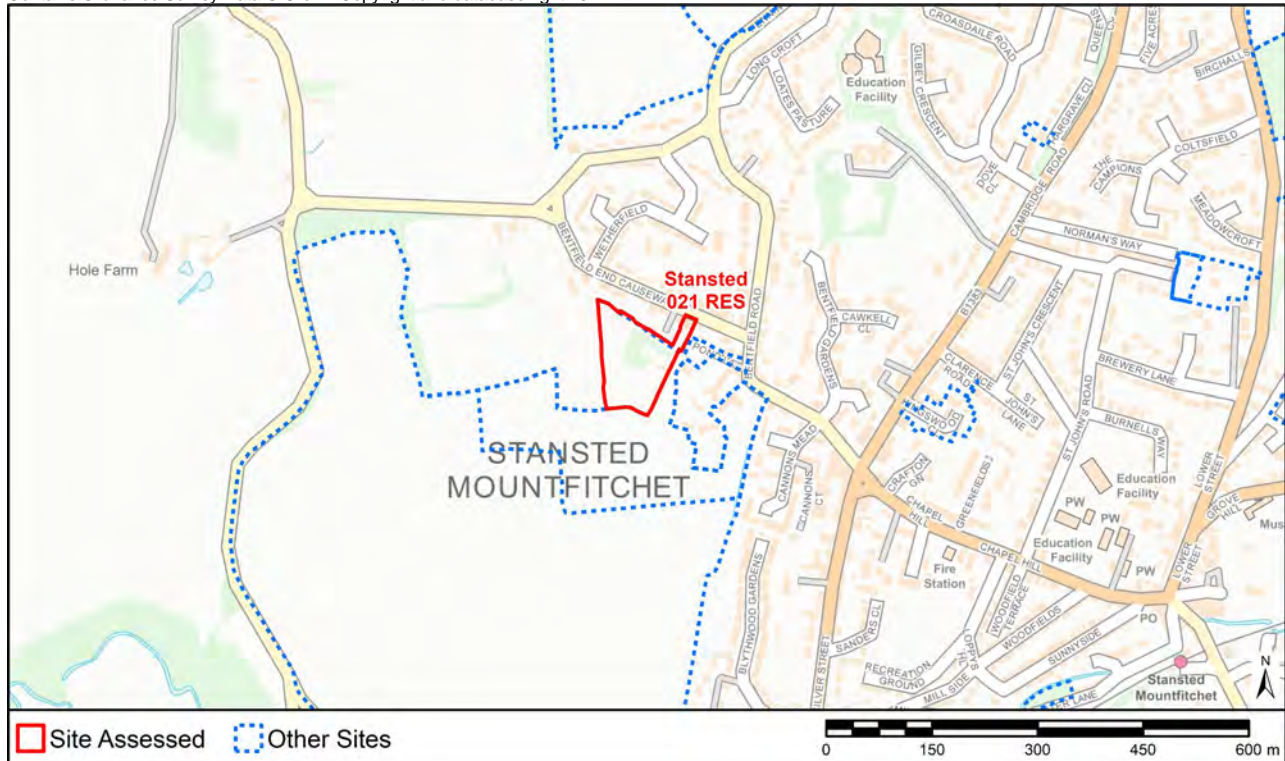
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	600	N/A	N/A

Stansted 021 RES – Land to rear of 19 Bentfield Causeway, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.23	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	RED	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	AMBER

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site predominantly consists of greenfield within the Green Belt unsuitable for residential development. The remaining site area consists of an existing dwelling within the built-up area of Stansted Mountfitchet and the Stansted Mountfitchet Conservation Area, unable to deliver 5 or more dwellings above the HELAA threshold.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

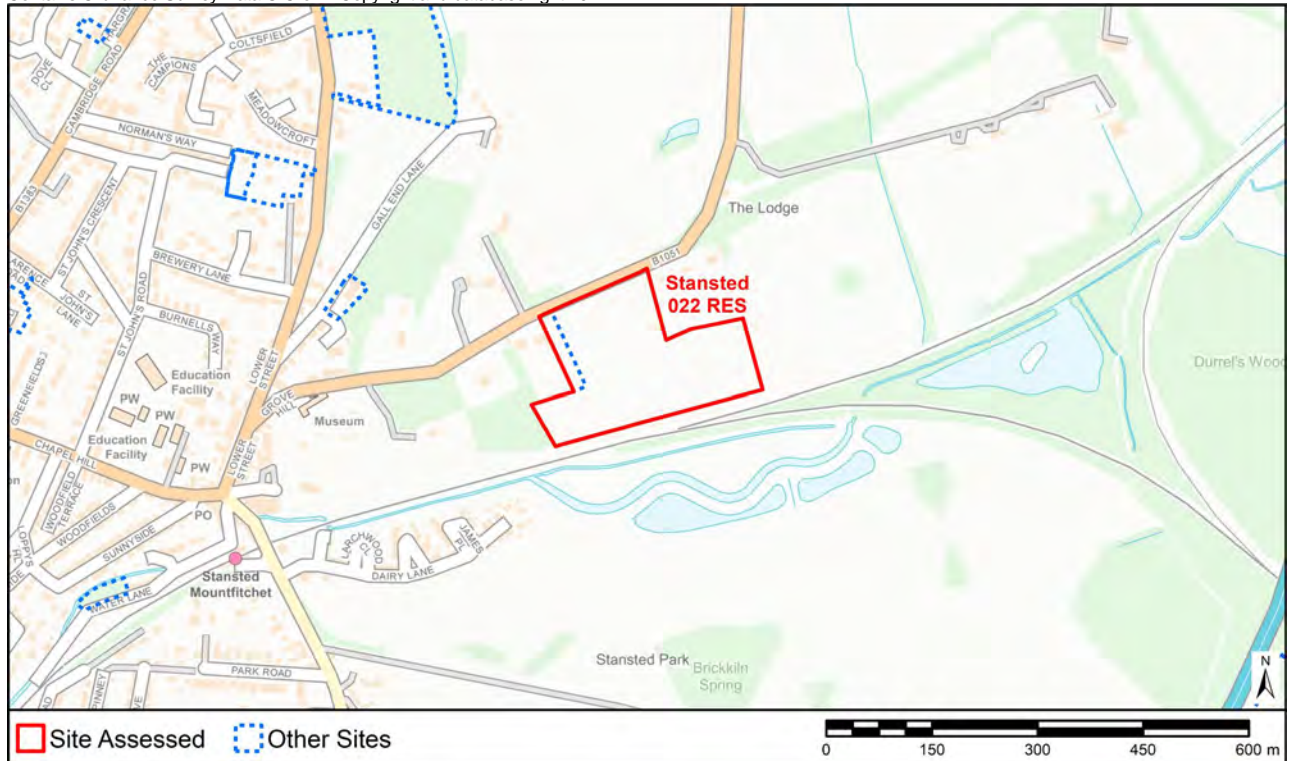
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 022 RES – Land south of Elsenham Road, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Call for sites
Existing Use	Open field	Proposed Use	Residential
Site Area (ha)	4.56	Developable Area (ha)	4.22
Housing assumed capacity	111	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield within the built-up area of Stansted Mountfitchet. Suitable access could be created from B1053. The southern boundary of the site along Stansted Brook is in Flood Zone 2 and is subject to risk of surface water flooding. The site is adjacent to the railway line and may require appropriate noise mitigation. The site is located in Landscape Sensitivity Parcel SM1 characterised by steeper wooded farmland arising from Stansted Brook, with a strong parkland character to the east of Stansted Mountfitchet. It is assessed to be of moderate-high landscape sensitivity to residential development due to its rural character, undulating topography, valued-semi-natural habitats, time-depth and the wooded rural setting they provide to Stansted Mountfitchet. The site is wholly within a medium to high heritage sensitivity area. The site is within a SSSI Impact Risk Zone with net gain in residential units to be consulted with Natural England. The site is within the Hatfield Forest Zone of Influence. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	111	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

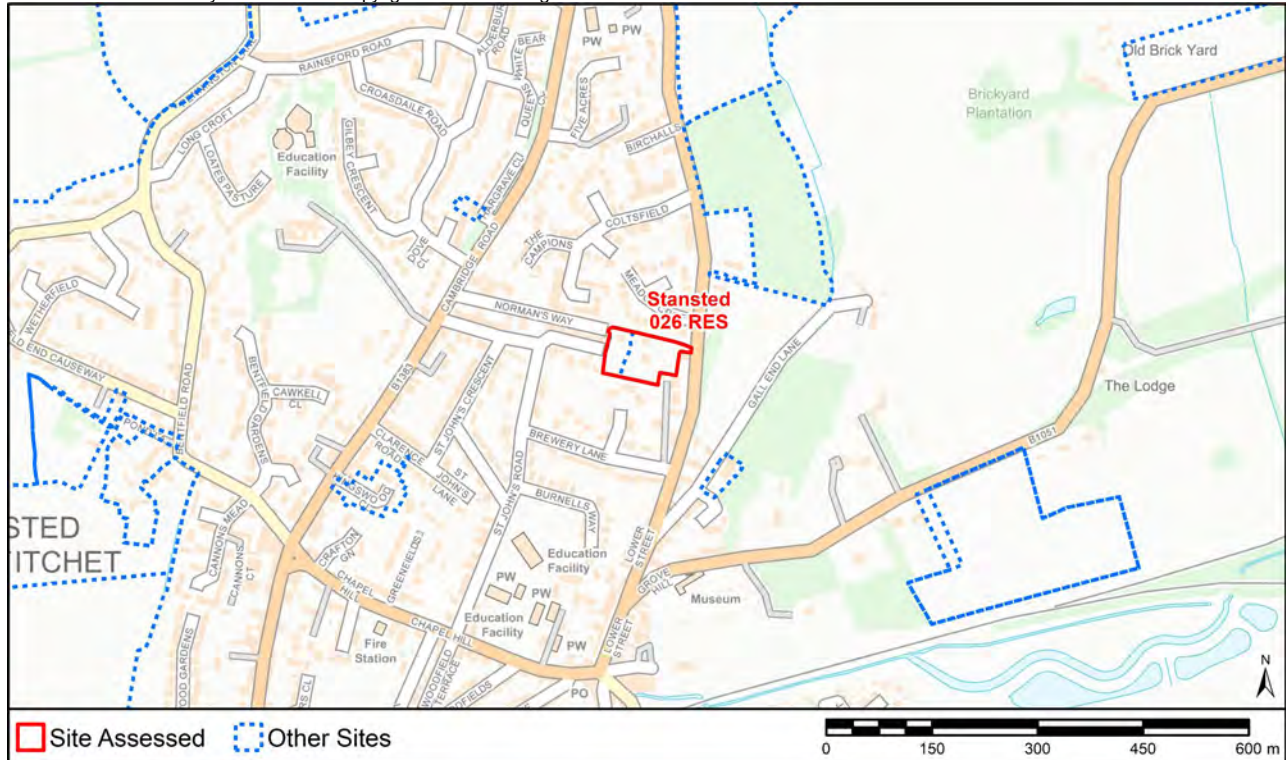
Stansted 026 RES – Almont House, High Lane, Stansted, CM24 8LE

Parish	Stansted Mountfitchet	Source	Refused applications
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.65	Developable Area (ha)	0.61
Housing assumed capacity	19	Employment floorspace (sqm)	N/A

Site History

UTT/19/1585/FUL refused 2.10.20 - Redevelopment of the site comprising demolition of the existing structures including Almont House and Westwinds, and the construction a 75-bedroom care home (Use Class C2) across two and a half storeys (plus part lower ground floor). The application also includes upgrades to the site entrance from High Lane, additional planting to strengthen the existing mature trees on the boundaries of the site, associated car parking and provision of site infrastructure.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a Medium to High Groundwater Flooding Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	19	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

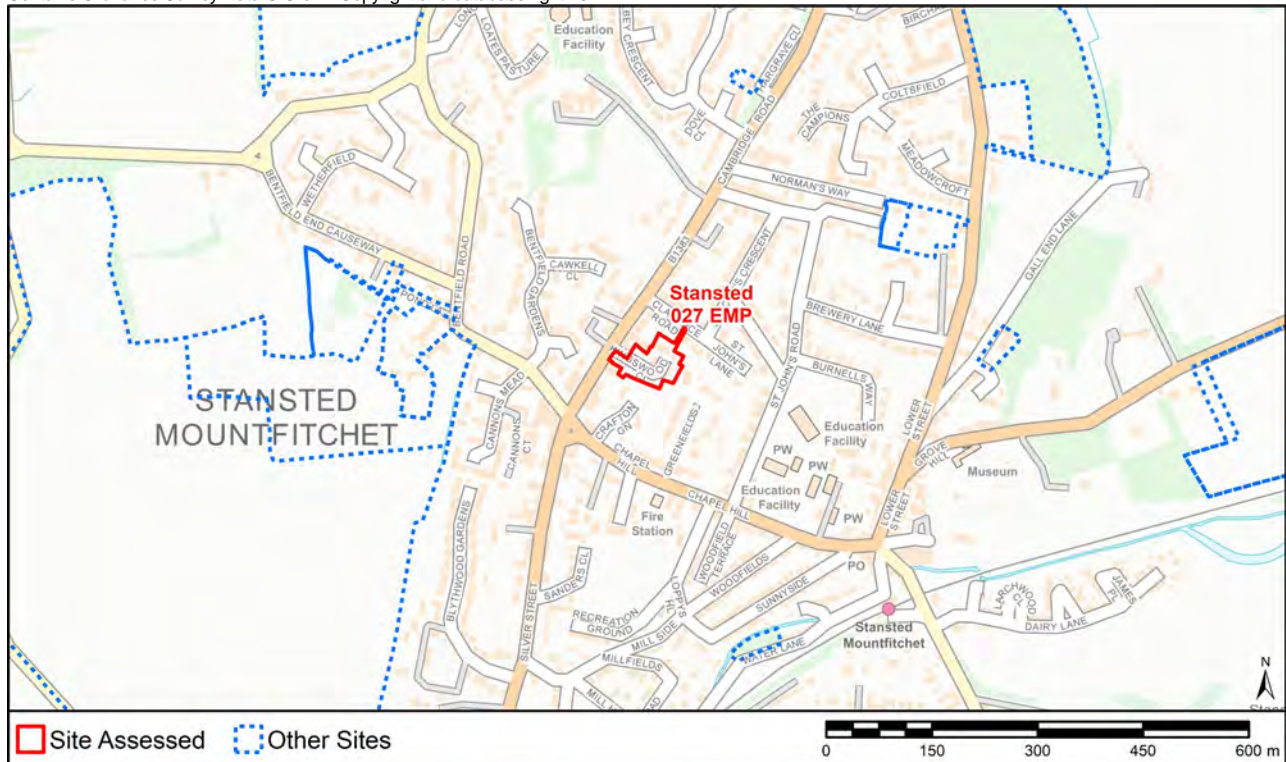
Stansted 027 EMP – 14 Cambridge Road, Stansted, CM24 8BZ

Parish	Stansted Mountfitchet	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment. E(g)(i) and Commercial
Site Area (ha)	0.45	Developable Area (ha)	0.45
Housing assumed capacity	N/A	Employment floorspace (sqm)	1350

Site History

UTT/16/2632/FUL Approved 13.2.17 - Mixed use development comprising 10 no. dwellings, ground floor retail unit with independent 1st floor office and 1.5 storey commercial building including associated garages, car parking and landscaping. 10 dwellings built, employment not started (Sept 2020). 97sqm retail (A1) 97 sqm financial & professional services (A2)

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site contains TPOs. Site is wholly or partly within a Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	1350	N/A	N/A

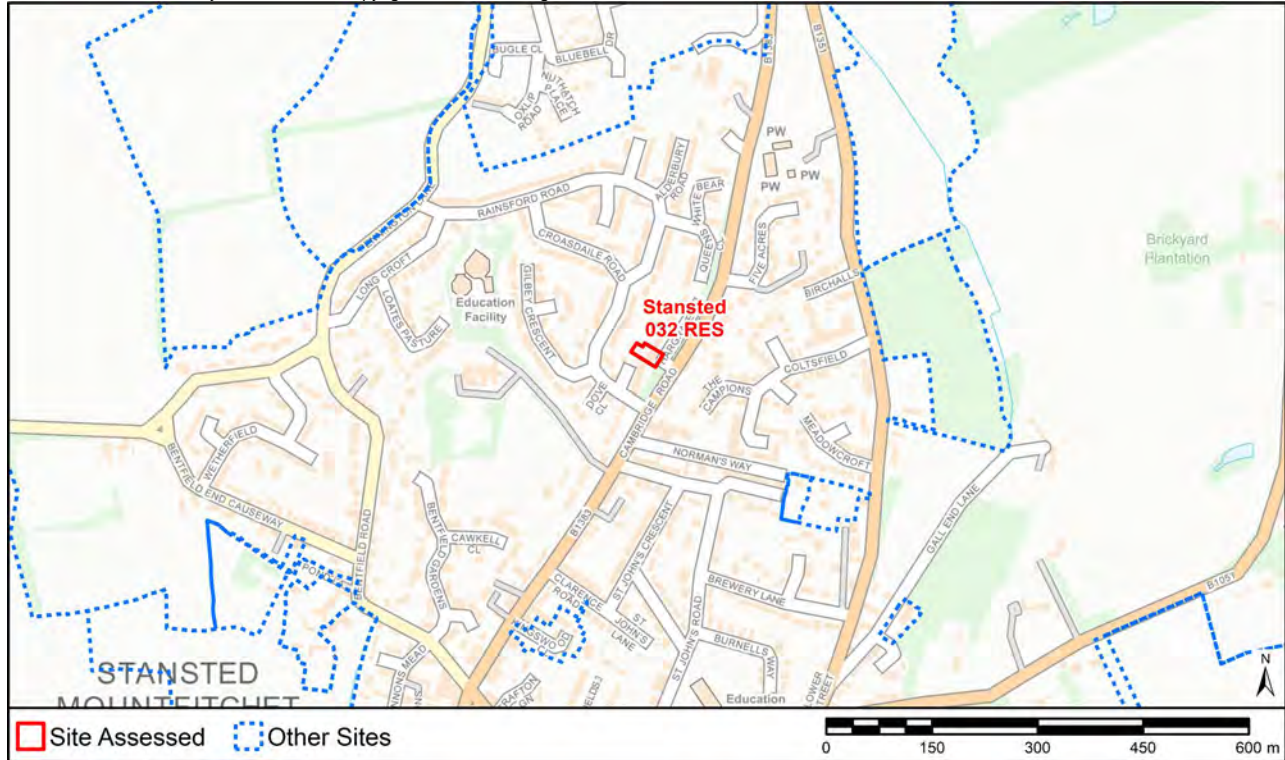
Stansted 032 RES – Police Station Hargrave Close Stansted, CM24 8DL

Parish	Stansted Mountfitchet	Source	Refused applications
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.08	Developable Area (ha)	0.08
Housing assumed capacity	3	Employment floorspace (sqm)	N/A

Site History

UTT/20/1241/FUL refused, dismissed at appeal 28.10.21- Conversion of and extension to the existing police station to create 8 no. self-contained dwellings, with associated parking and amenity areas, including demolition of existing extensions.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a Medium to High Groundwater Flooding Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

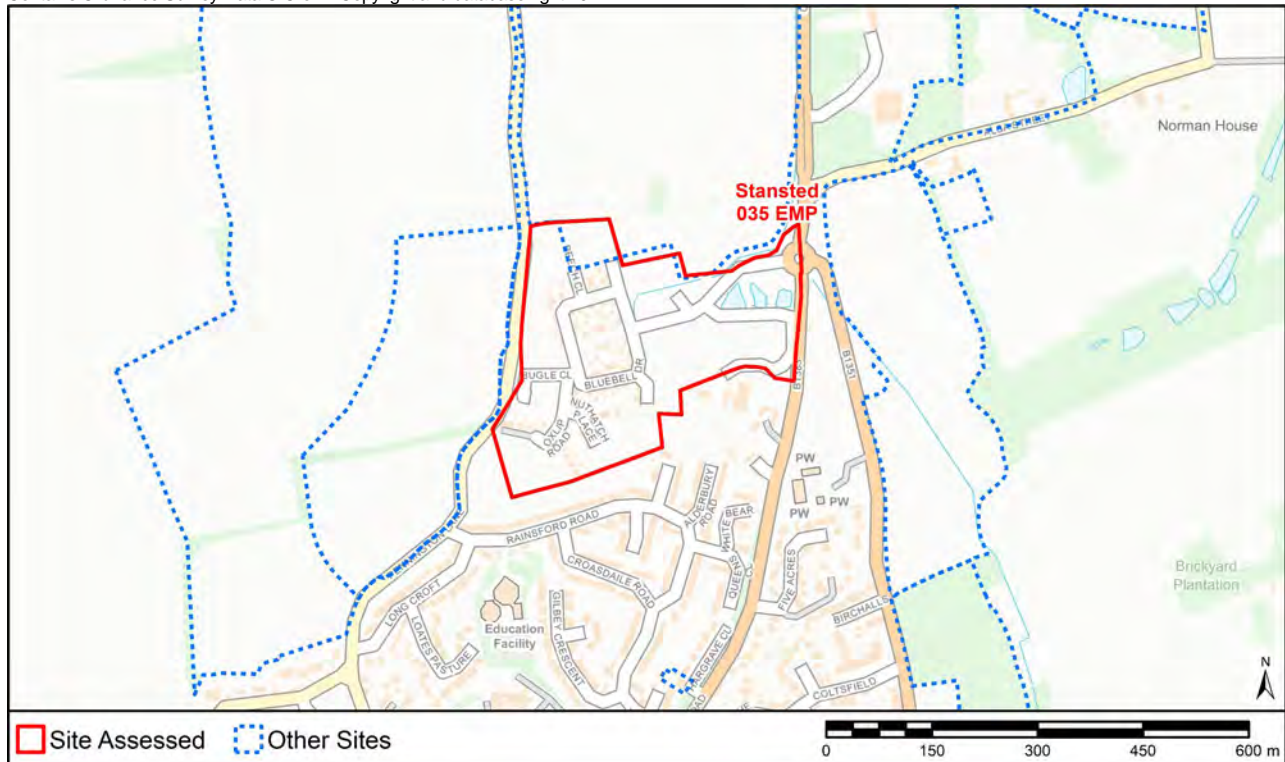
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	3	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 035 EMP – Land At Walpole Farm Cambridge Road Stansted, CM24 8TA

Parish	Stansted Mountfitchet	Source	Employment Land Monitoring
Existing Use	Residential	Proposed Use	Employment B1
Site Area (ha)	10.37	Developable Area (ha)	9.19
Housing assumed capacity	N/A	Employment floorspace (sqm)	600

Site History UTT/13/1618/OP, UTT/19/1394/NMA Non Material Amendment to UTT/13/1618/OP (FULL DETAILS CONTAINED WITHIN UTT/15/2746/DFO)- Reduction in number of approved footpaths from three to two - Approved 14.6.19

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within the built extent of Stansted Mountfitchet. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is partly within a Medium to High Groundwater Flooding Area. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Unachievable
Achievability commentary	The site is a relatively recent residential development and therefore redevelopment is unlikely to be achievable.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

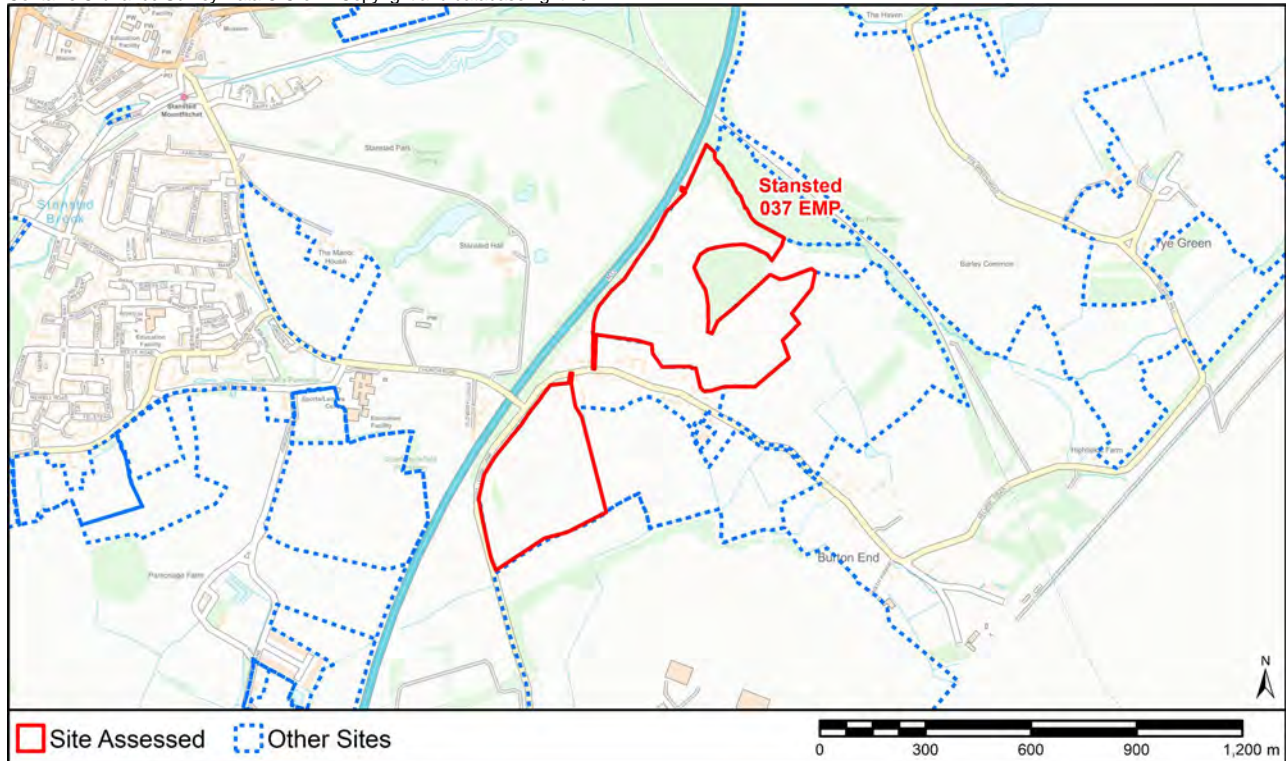
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 037 EMP – Land at Burton End, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Employment
Site Area (ha)	30.9	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification		Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

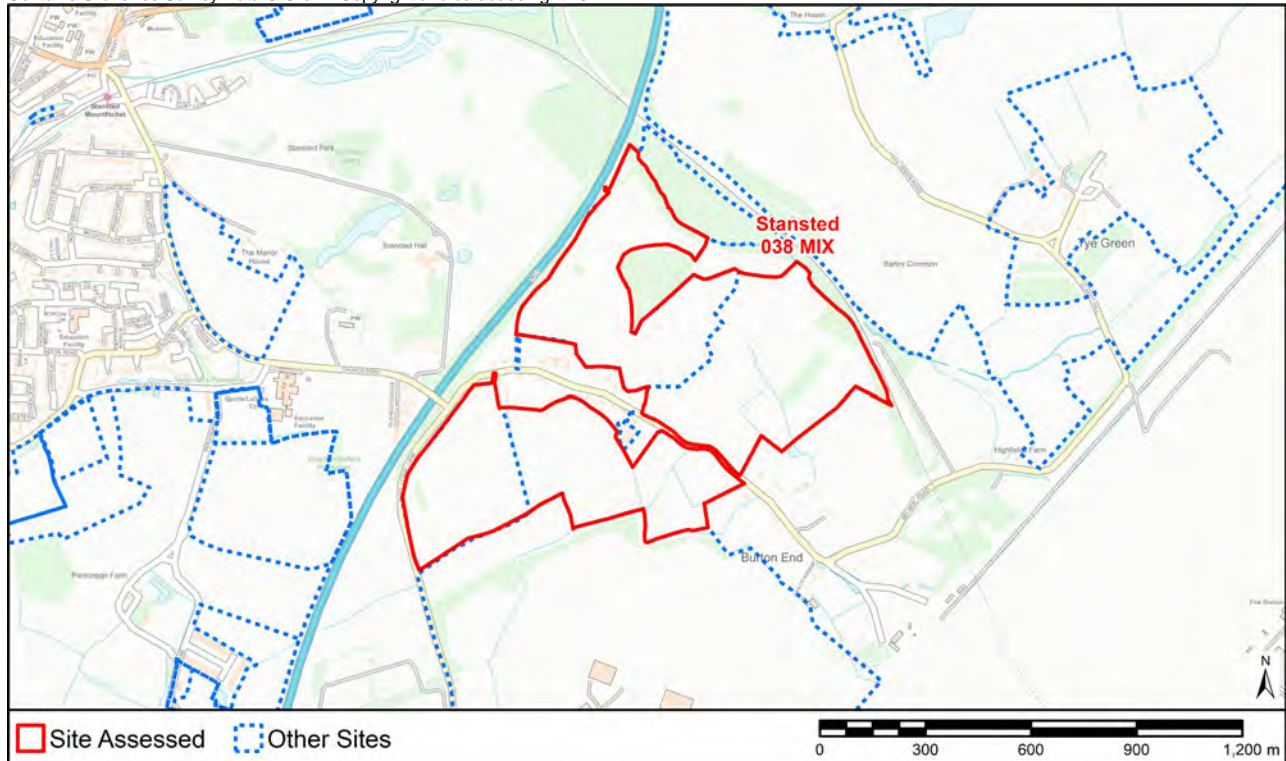
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stansted 038 MIX – Land northwest of Stansted Airport, Stansted Mountfitchet

Parish	Stansted Mountfitchet	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	Employment, renewable energy
Site Area (ha)	60.7	Developable Area (ha)	0
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	AMBER
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use (including residential) development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

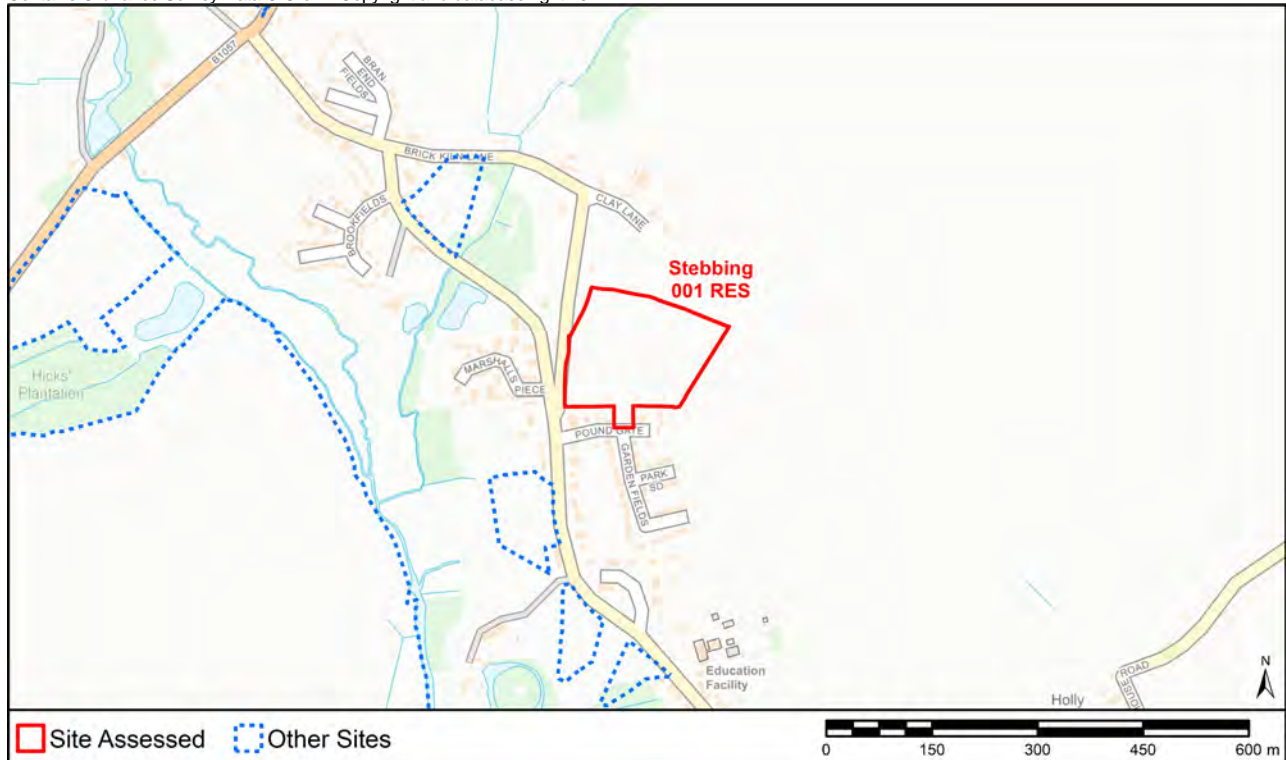
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 001 RES – Land to the East of Brick Kiln Lane and North of Pound Gate, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Majority agriculture, permission for 2 dwellings on land adjoining Pound Gate	Proposed Use	Residential
Site Area (ha)	2.99	Developable Area (ha)	2.99
Housing assumed capacity	78	Employment floorspace (sqm)	N/A
Site History	<p>UTT/21/2082/FUL Refused 18.3.22 - Proposed erection of 60 no. dwellings with associated parking, amenity space, vehicular access, public footpaths and new trees and hedgerow.</p> <p>UTT/23/2572/FUL (southern part of the site) Approved 01.12.23 - Erection of 2 no. residential dwellings with vehicular accesses and associated parking.</p>		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Part of the site has planning permission for the erection of 2 no. residential dwellings (0.09 Ha) and have been excluded from further assessment in the HELAA. Suitable access could be potentially created via Pound Gate or Brick Kiln Lane, however further investigation would be required to confirm whether this could support full development of the site. The site has a low-moderate landscape sensitivity to development, due to its simple landform, minimal visual prominence within the wider landscape, and lack of natural and cultural heritage features. Development would not represent a step change in existing settlement form. The site falls within the Mineral Consultation Zone for sand and gravel. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	78	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 002 MIX – Cafe Field, Land north of Dunmow Road, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Mixed use residential and commercial
Site Area (ha)	5.07	Developable Area (ha)	5.07
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

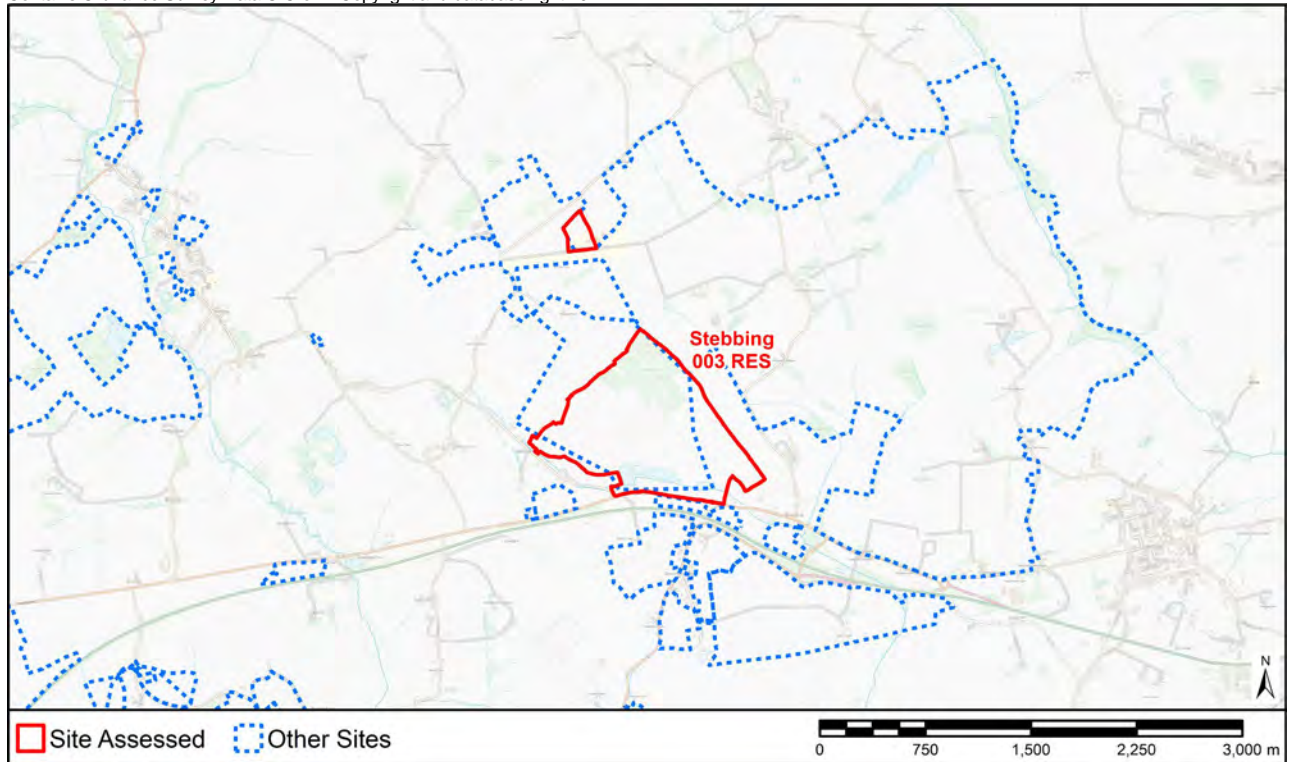
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 003 RES – Land north of A120, Boxted Wood, Stebbing Green

Parish	Stebbing	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential with supporting employment, social and community infrastructure
Site Area (ha)	109.45	Developable Area (ha)	101.81
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

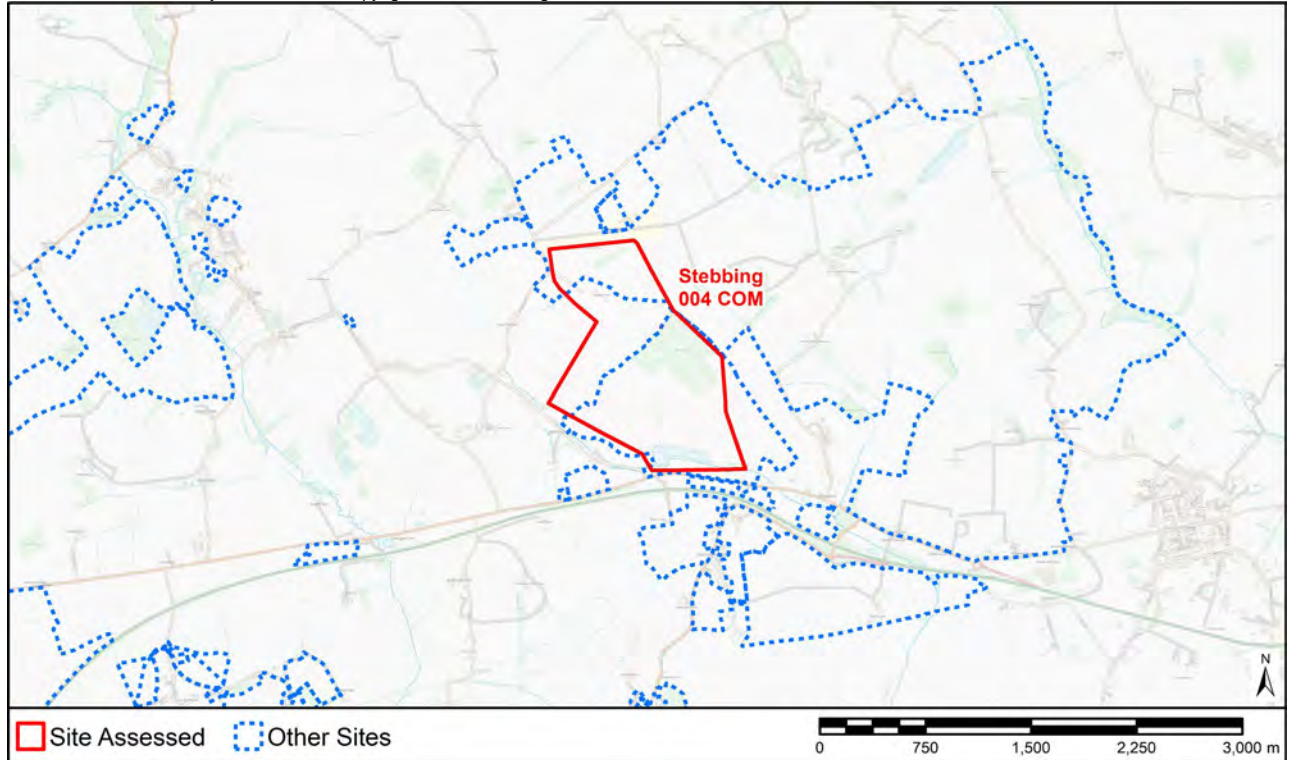
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 004 COM – Land adjacent Stebbing Green, Botted Wood and Andrewsfield

Parish	Stebbing	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Green designation for biodiversity
Site Area (ha)	138.24	Developable Area (ha)	138.24
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for biodiversity enhancements, adjacent to Broxted Wood which is designated as a Local Wildlife Site, priority habitat and ancient woodland. Site is partly within Flood Zone 2 and 3. Site is partly within a medium/ high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is crossed by Rights of Way. Possible BMV agricultural land. Potential archaeological value. Site contains a number of Grade II listed buildings. Site can be accessed from the main road network.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for development.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

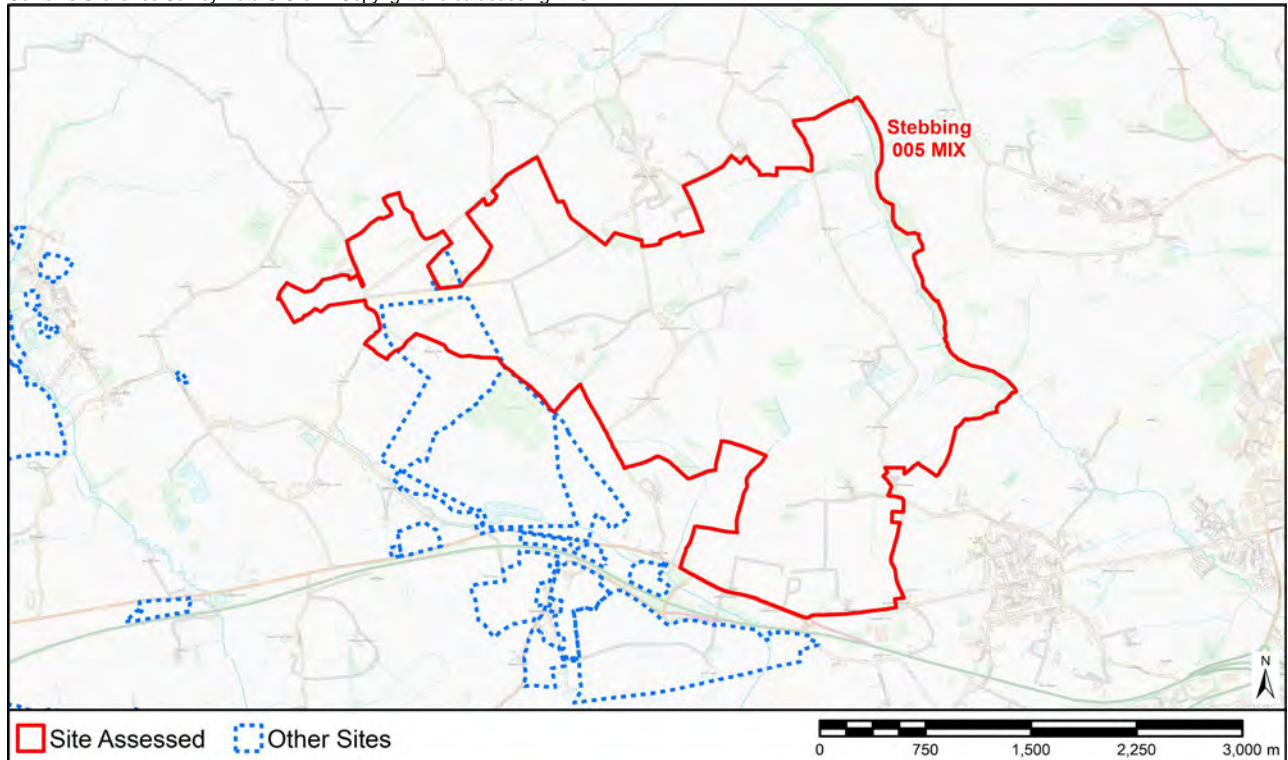
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 005 MIX – Land north of the B1256 adjacent Saling Airfield

Parish	Stebbing	Source	Call for sites
Existing Use	Primarily agriculture / Andrewsfield Airfield / some residential and employment.	Proposed Use	New garden community comprising residential led mixed development including employment, education, community, health, local retail, leisure, sport and recreation uses.
Site Area (ha)	805.59	Developable Area (ha)	781.26
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	UTT/17/3671/ACV Andrews Airfield on part of the site - To nominate property as Asset of Community value - Not Listed 16.2.18		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	AMBER
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	AMBER
HIGHWAYS AND ACCESS			
Highways	AMBER		

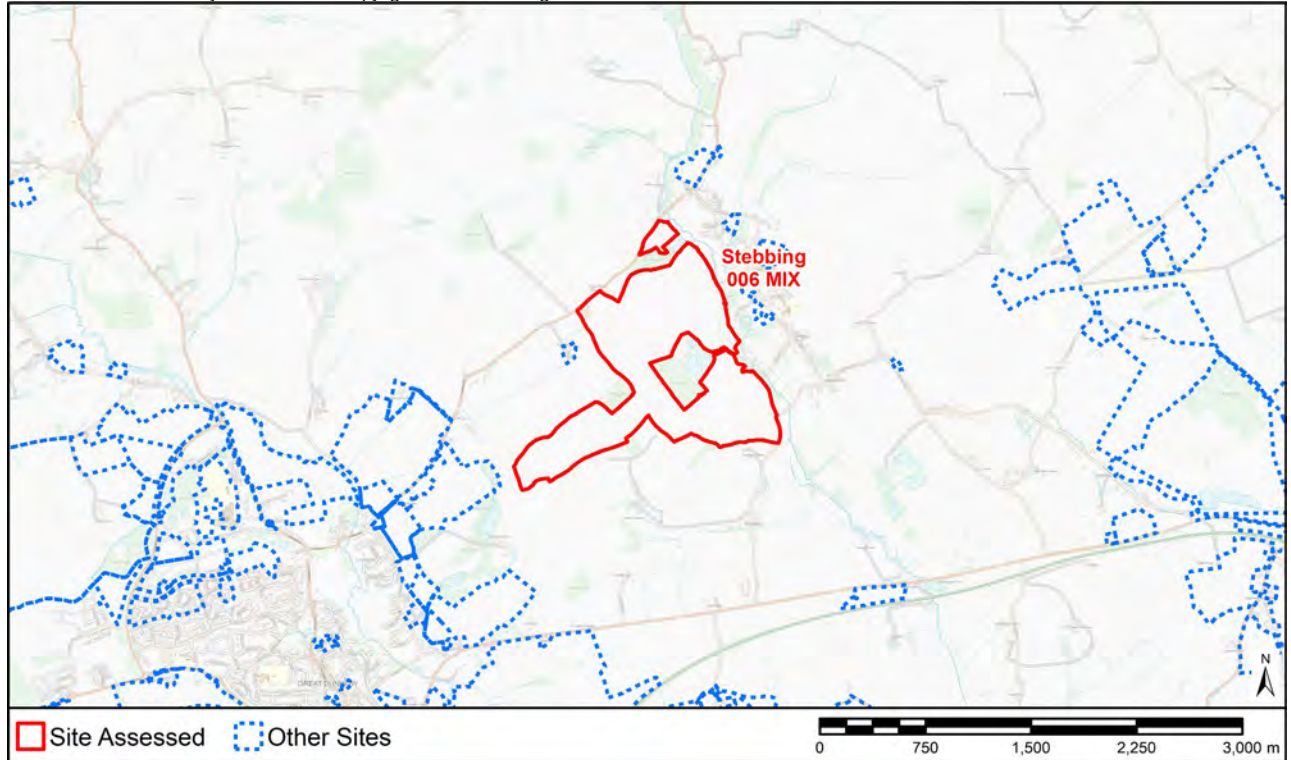
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 006 MIX – Land west of Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Rough pasture	Proposed Use	Residential, parkland, meadowland, public amenity areas
Site Area (ha)	130.58	Developable Area (ha)	128.39
Housing assumed capacity	2696	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	Greenfield site adjacent to the built-up area of Stebbing. The northern boundary of the site is partly within Flood Zone 2 or 3. Site is also partly subject to medium to high risk of surface water flooding. Site is within the Impact Risk Zone of a SSSI and development would trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site is wholly or partly within a medium to high landscape sensitivity area. Site is partially within an important woodland. Site has potential archaeological value. Site is predominantly Grade 2 Very Good Quality Agricultural Land.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	1016

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

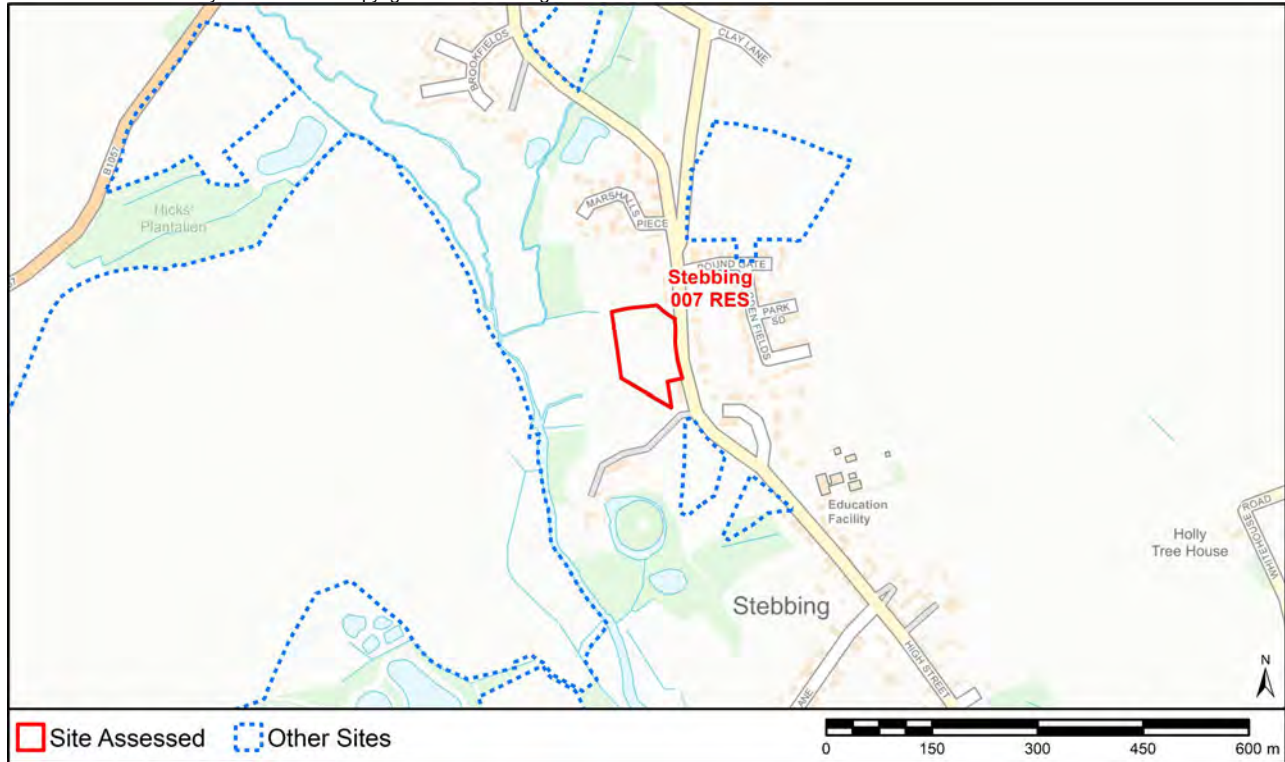
Stebbing 007 RES – Land at Stebbing (Parcel 1A)

Parish	Stebbing	Source	Call for sites
Existing Use	Rough pasture	Proposed Use	Residential
Site Area (ha)	0.98	Developable Area (ha)	0.98
Housing assumed capacity	31	Employment floorspace (sqm)	N/A

Site History

UTT/23/2496/FUL - Awaiting Decision (Validated 06 October 2023): Erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Suitable access could be potentially created from the Downs. The site has moderate-high landscape sensitivity to development. The site makes a strong contribution to the rural character of Stebbing, and development would have a poor relationship with the historic character of the settlement. The site has intermittent views from The Downs and nearby historic features increase sensitivity. A small part of the site is subject to risk of surface water flooding. The site has potential archaeological value, and is in close proximity to the Stebbing Conservation Area and the scheduled monument of the Mount. The site falls within a mineral consultation zone. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	31	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

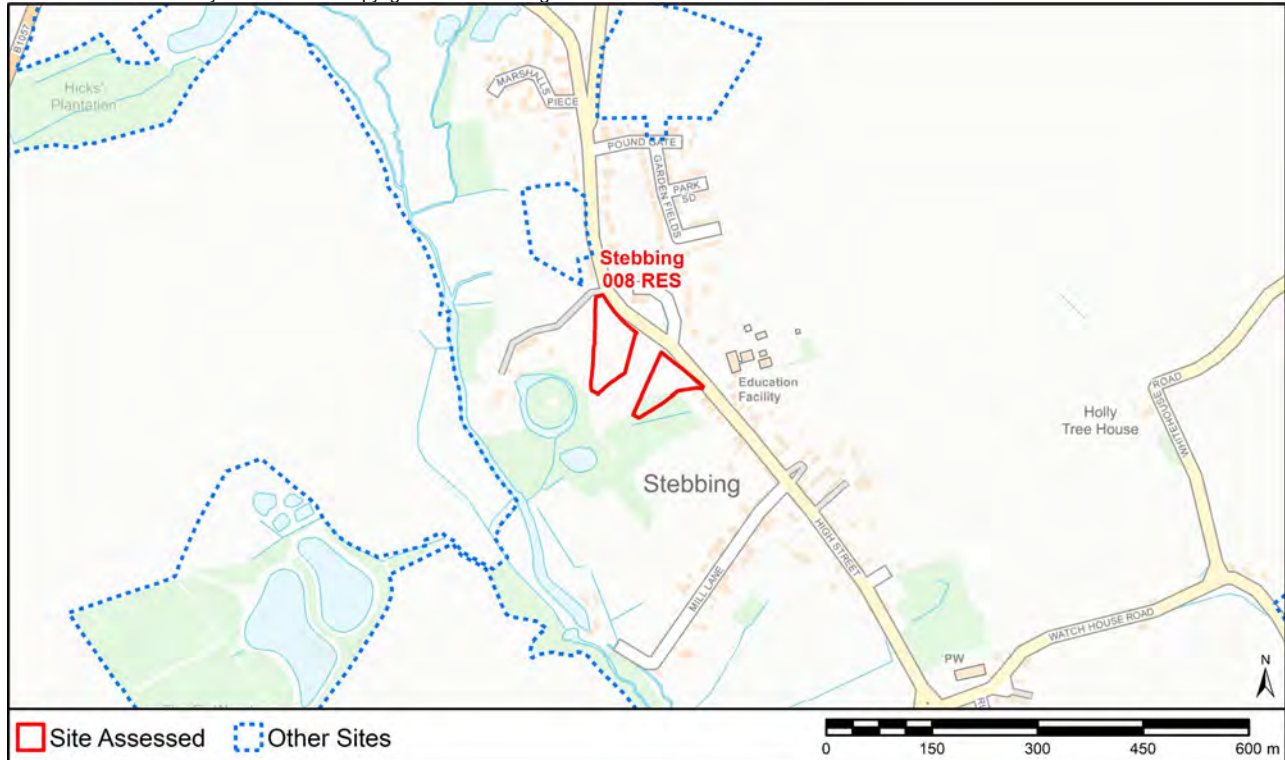
Stebbing 008 RES – Land at Stebbing (Parcel 1B)

Parish	Stebbing	Source	Call for sites
Existing Use	Rough pasture	Proposed Use	Residential
Site Area (ha)	0.9	Developable Area (ha)	0.9
Housing assumed capacity	28	Employment floorspace (sqm)	N/A

Site History

UTT/23/2496/FUL - Awaiting Decision (Validated 06 October 2023): Erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Suitable access could be potentially created from the Downs. The site has moderate-high landscape sensitivity to development. The site makes a strong contribution to the rural character of Stebbing, and development would have a poor relationship with the historic character of the settlement. The site has intermittent views from The Downs and nearby historic features increase sensitivity. The site is adjacent the Stebbing Conservation Area and the scheduled monument of the Mount. It is also adjacent to identified priority habitats. The site falls within a mineral consultation zone. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	28	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 009 RES – Land to the north of Rosemary Lane, Bran End, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	3.66	Developable Area (ha)	3.66
Housing assumed capacity	96	Employment floorspace (sqm)	N/A

Site History

UTT/20/1102/OP appeal dismissed 27.8.2021 - Outline Planning Application for up to 60 (maximum) residential dwellings including access with all other matters reserved

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing. Suitable access could be potentially created from Bran End. The site is adjacent to Bran End Wood, a designated Local Wildlife Site and identified priority habitat. The site is in close proximity to a number of designated heritage assets. It is assessed as having a moderate-high landscape sensitivity to development. Its visual openness, and priority habitat along the Stebbing Brook increase sensitivity. Development on the site would extend development north of the village and impact the rural backdrop the site provides to the existing settlement. The site falls within a Mineral Consultation Zone. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	96	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 010 RES – Hornsea Lodge, Bran End, Stebbing

Parish	Stebbing	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.3	Developable Area (ha)	0.3
Housing assumed capacity	10	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially Suitable
Suitability commentary	The site is previously developed land within the built-up area of Stebbing, consisting of an existing dwelling. Suitable access could be created from Bran End to support intensification on site. The site is assessed as having low landscape sensitivity to development. Existing development on the site, its limited impact on existing settlement form, visual enclosure, and lack of ecological or heritage features reduce sensitivity. Potential archaeological value. The site falls within a Mineral Consultation Zone.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	10	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 012 RES – Land at Elm Croft, The Downs, Bran End, Stebbing

Parish	Stebbing	Source	Neighbourhood Plan allocation
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.98	Developable Area (ha)	0.98
Housing assumed capacity	31	Employment floorspace (sqm)	N/A

Site History

UTT/23/1286/OP Appeal Lodged. Outline application, with all matters reserved except for access, for 5 no. dwellings

UTT/23/0101/OP Refused 31.03.2023 Outline planning permission with all matters reserved except for access for the removal of existing structures and construction of up to no. 8 dwellings and garages.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	AMBER	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN

TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Stebbing The site partially intersects with a Special Roadside Verge and a Local Wildlife Site but existing access from the Downs could be potentially improved. The northern part of the site is identified as priority habitats (deciduous woodland) which would need to be maintained. The site is Grade 3 Good to Moderate Quality Agricultural Land . The stie falls within the Mineral Consultation Zone.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	31	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Stebbing 013 EMP – Electromagnetic Testing Services, Lubberhedges Lane, Stebbing, CM6 3BT

Parish	Stebbing	Source	Employment Land Monitoring
Existing Use	Industrial Units	Proposed Use	Employment
Site Area (ha)	0.68	Developable Area (ha)	0.68
Housing assumed capacity	N/A	Employment floorspace (sqm)	2720

Site History

UTT/17/2998/FUL approved. Erection of new building including mezzanine floor and new 1st floor extension to existing welfare building. UTT/22/3412/NMA - Non Material Amendment to UTT/17/2998/FUL - Provision of new windows and revision to internal layouts - Approved 13.1.23

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	The site is previously developed land in employment use within the open countryside. There are no identified environmental constraints on or adjacent the site. The site is accessed via narrow country lanes and therefore further investigation would be required to establish whether the intensification of industrial use at this location may lead to unacceptable impacts on the highway network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	2720	N/A	N/A

Takeley 002 MIX – Land north of Dunmow Road, Takeley Street

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential and employment
Site Area (ha)	34.47	Developable Area (ha)	33.96
Housing assumed capacity	713	Employment floorspace (sqm)	135825.588

Site History None

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	350	13	N/A

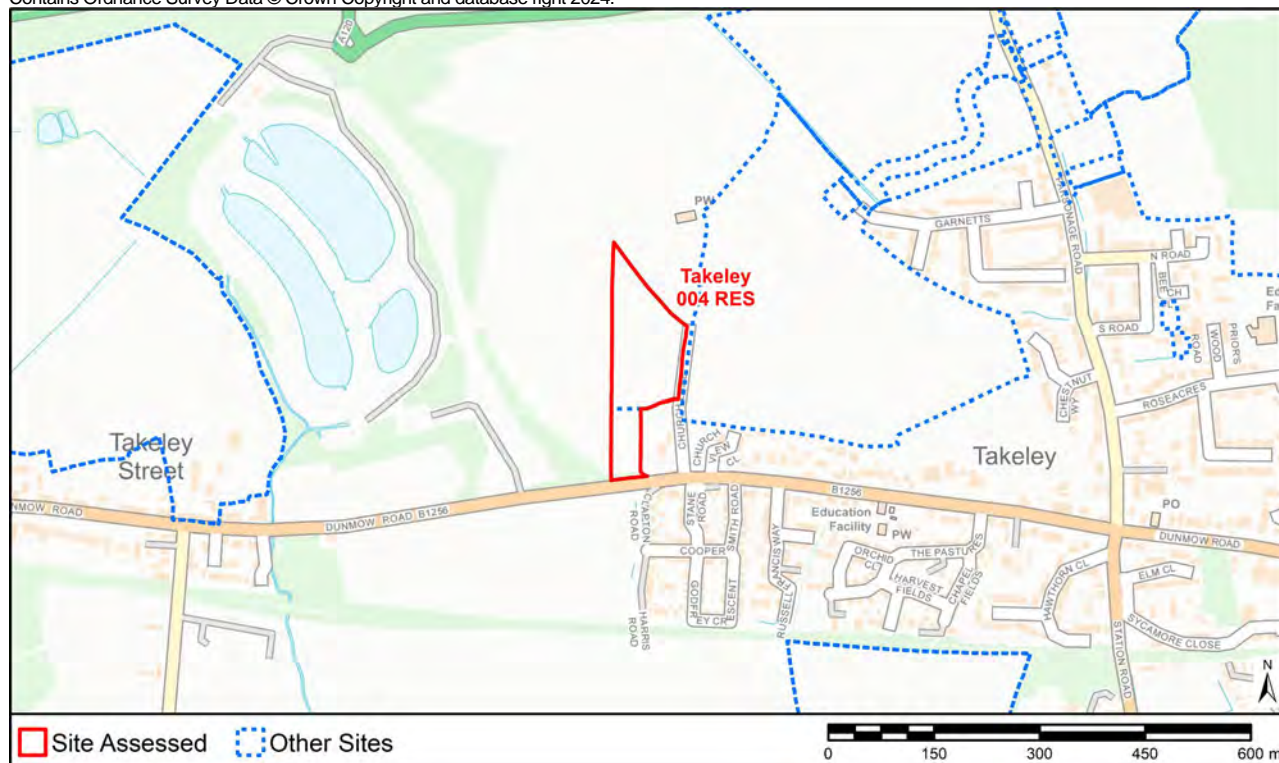
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	135826	N/A	N/A	N/A

Takeley 004 RES – Land adjoining Millers, Takeley (Option 2)

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.12	Developable Area (ha)	2.12
Housing assumed capacity	56	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	56	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 005 EMP – Land north of Taylors Farm, Takeley Street

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment, commercial and logistics park (light industrial (E(g)(iii)) and storage and distribution (B8))
Site Area (ha)	27.34	Developable Area (ha)	27.31
Housing assumed capacity	N/A	Employment floorspace (sqm)	109360
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	GREEN	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site contains important woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is partially within an Ancient Woodland. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

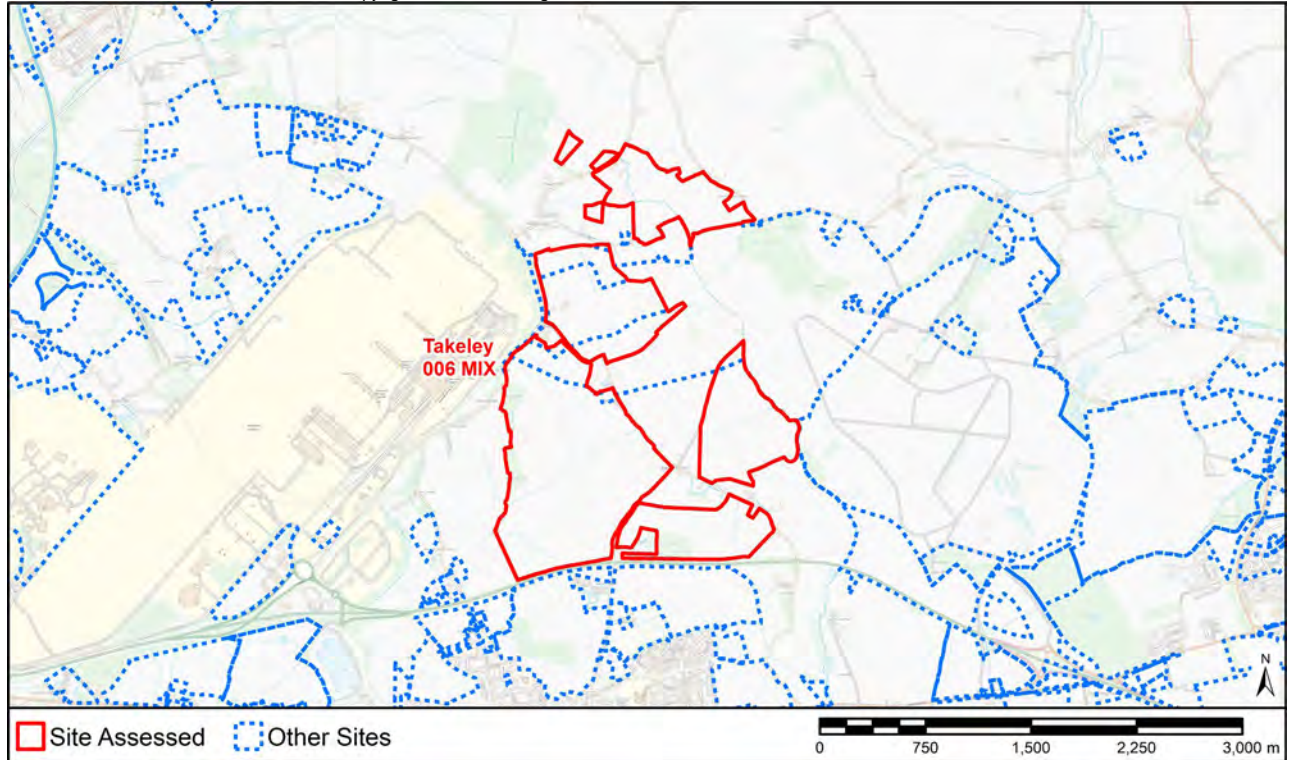
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	109360	N/A	N/A	N/A

Takeley 006 MIX – Land at Bammers Green

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Housing, employment and transport infrastructure
Site Area (ha)	307.06	Developable Area (ha)	301.32
Housing assumed capacity	6328	Employment floorspace (sqm)	1205271.912
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site contains important woodland. Site contains a Protected Lane. Site is partly within Flood Risk Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site is partly within a Scheduled Monument. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	700	700	280	4648

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

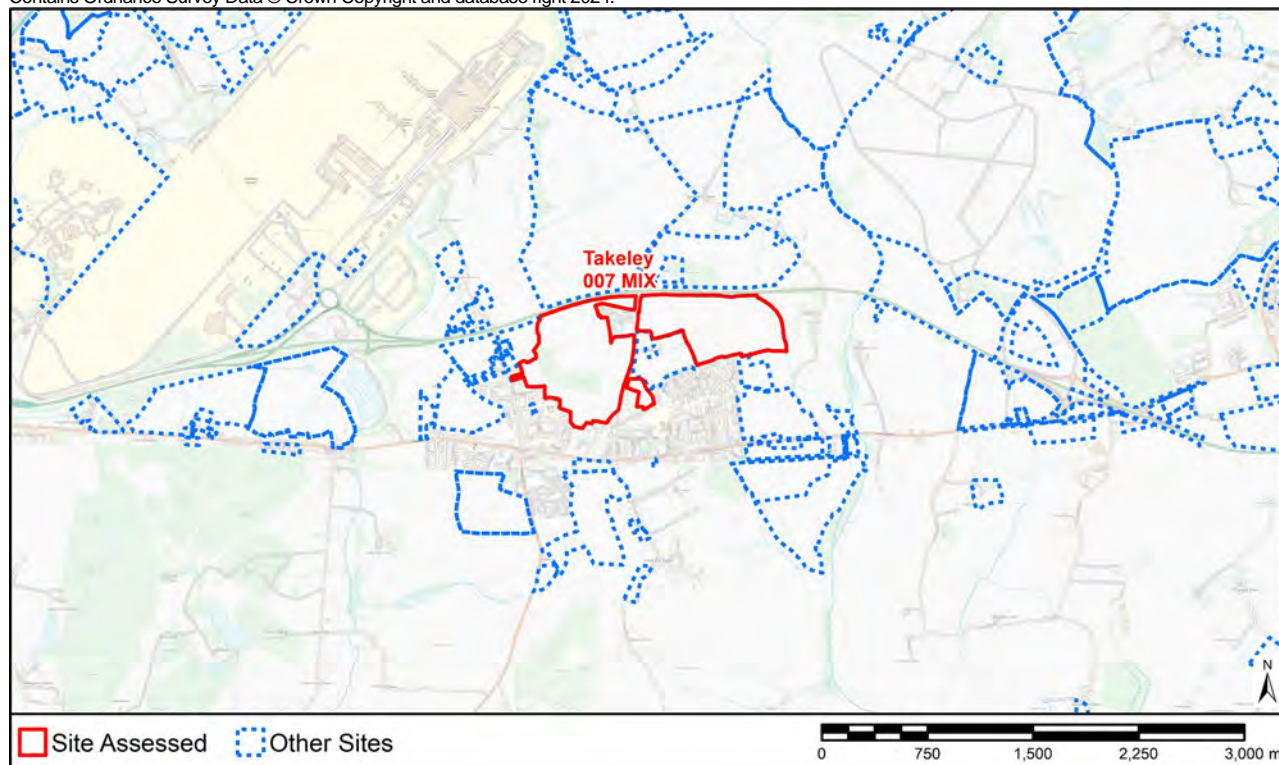
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	250000	250000	250000	455272

Takeley 007 MIX – Warish Hall Farm, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Mixed use development - Homes, education, employment and community
Site Area (ha)	87.4	Developable Area (ha)	87.22
Housing assumed capacity	1832	Employment floorspace (sqm)	N/A

Site History	<p>UTT/22/2744/FUL approved 28 Jun 2023. Erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscape and parking</p> <p>UTT/21/1987/FUL refused 20.12.21. Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood; 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes.</p>
---------------------	--

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
----------------------------	------------	-----------------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	AMBER	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for mixed use development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site contains important woodland. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Wildlife Site. Site is wholly or partly within a Priority Habitat. Site is partially within an Ancient Woodland. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site is partly within a Scheduled Monument. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	550	550	220	512

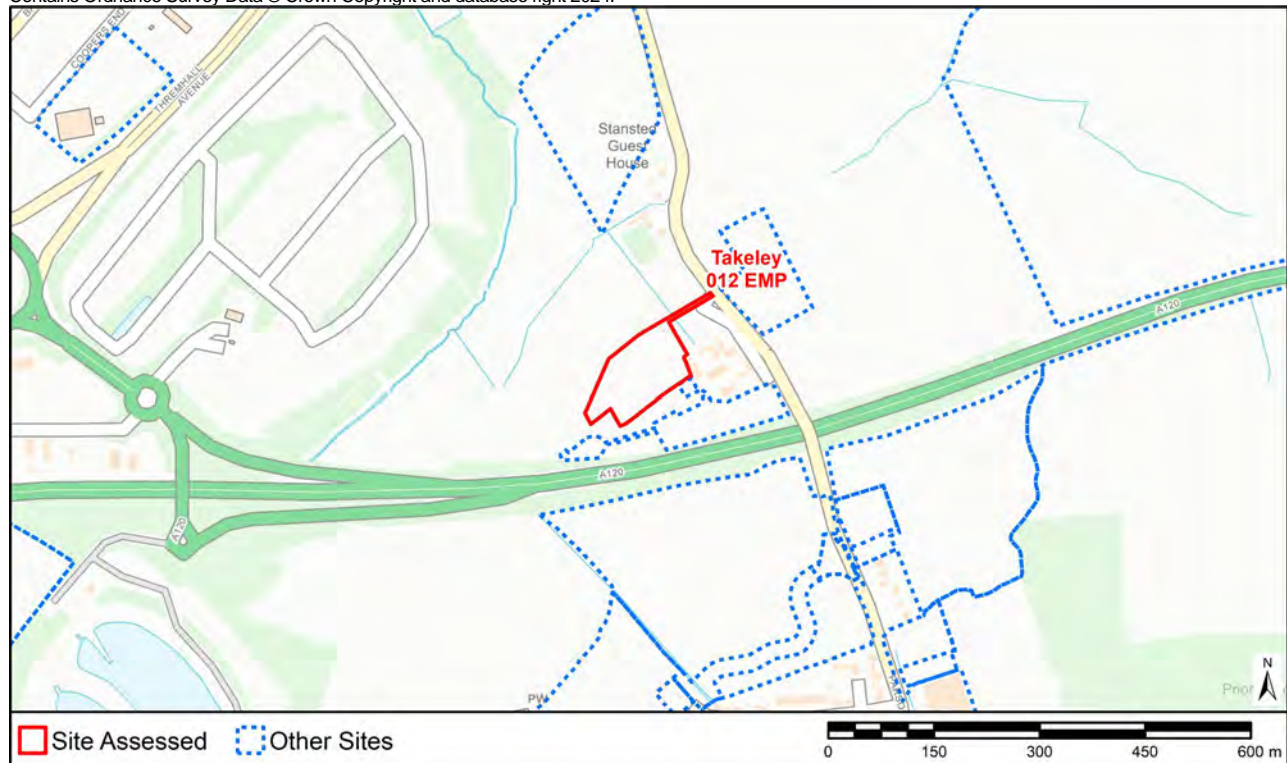
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	6080	N/A	N/A	N/A

Takeley 012 EMP – Land adjoining Stansted Courtyard, Parsonage Road, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment / commercial
Site Area (ha)	1.25	Developable Area (ha)	1.25
Housing assumed capacity	N/A	Employment floorspace (sqm)	5000
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

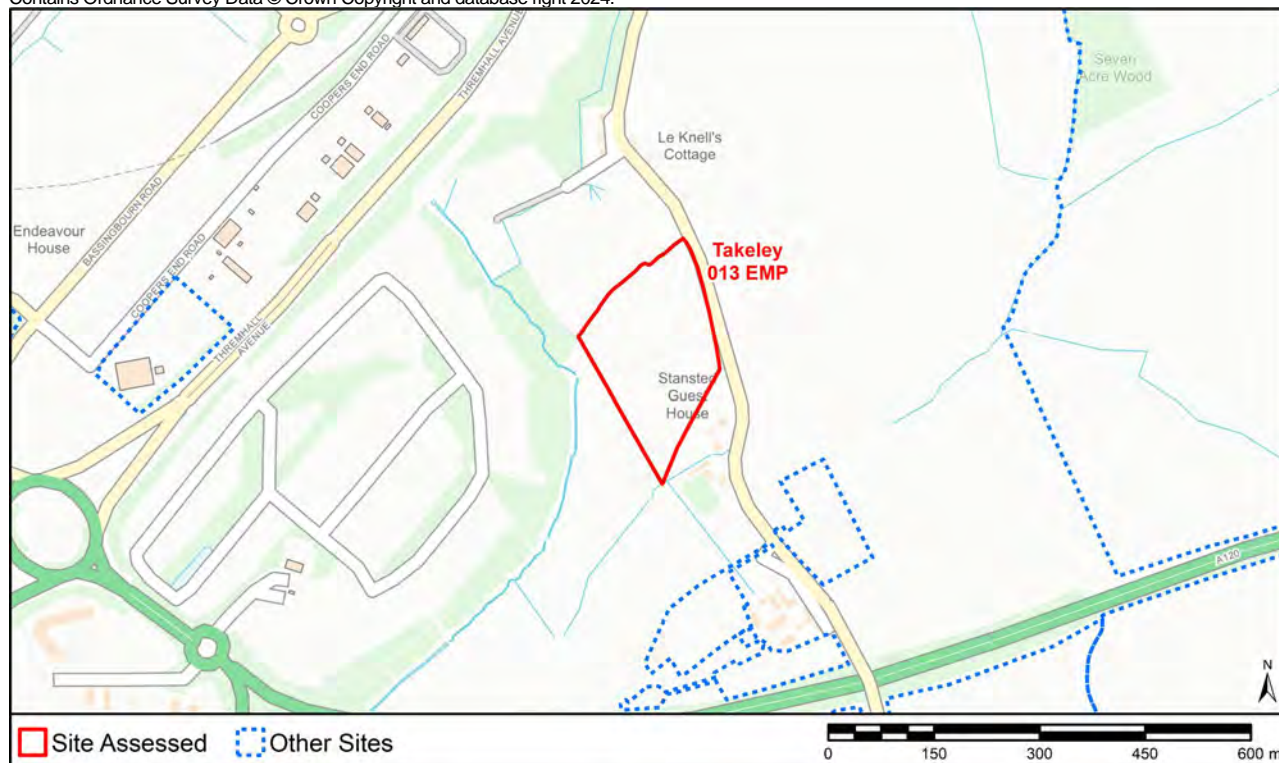
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	5000	N/A	N/A	N/A

Takeley 013 EMP – Land around Stansted Courtyard, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Employment	Proposed Use	Employment (Flexible)
Site Area (ha)	3.8	Developable Area (ha)	3.8
Housing assumed capacity	N/A	Employment floorspace (sqm)	15200
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for employment development which is partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	15200	N/A	N/A

Takeley 014 EMP – Land east of Parsonage Road, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Employment (Flexible)
Site Area (ha)	1.3	Developable Area (ha)	1.3
Housing assumed capacity	N/A	Employment floorspace (sqm)	5200

Site History

UTT/19/2525/FUL. Proposed new agricultural building to be used as a grain store.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment/industrial use and is wholly outside and not adjacent to Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

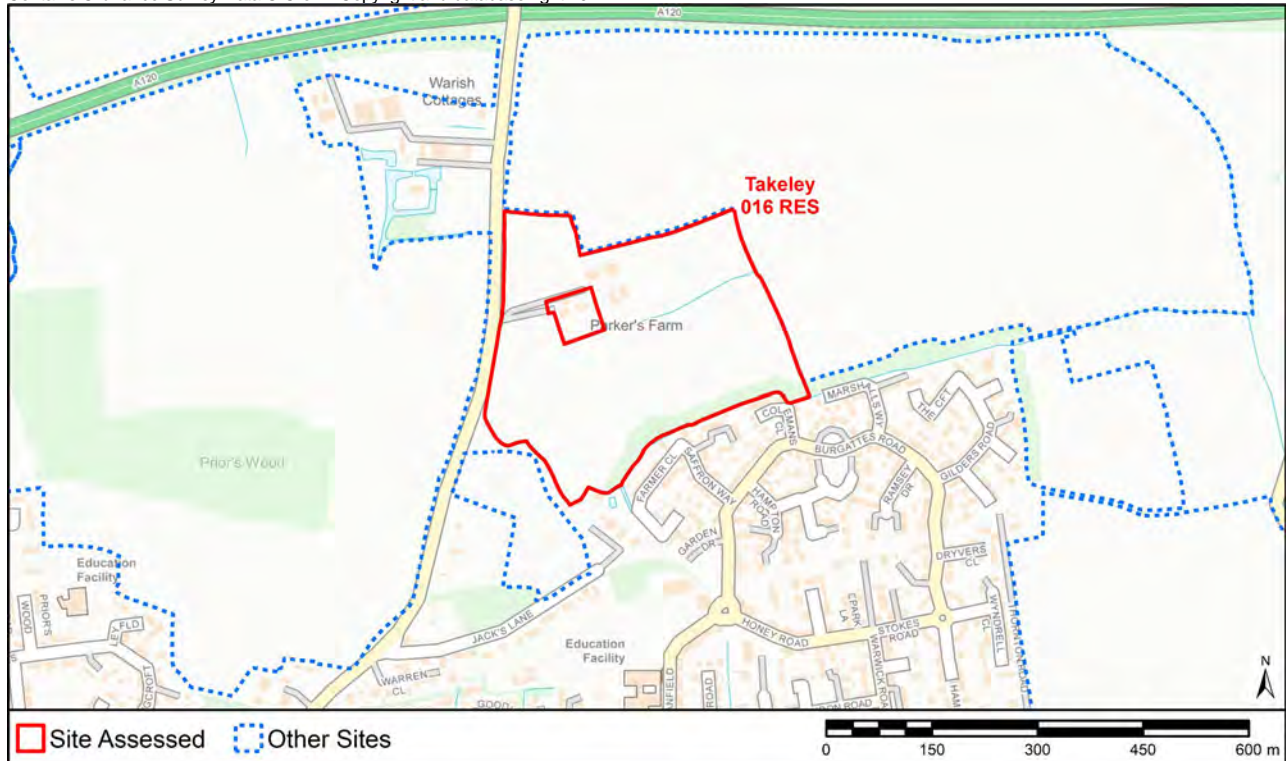
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	5200	N/A	N/A	N/A

Takeley 016 RES – Land at Parkers Farm Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	11.79	Developable Area (ha)	11.79
Housing assumed capacity	309	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	59	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 017 RES – United House, The Street, Takeley

Parish	Takeley	Source	Call for sites
Existing Use	Employment (offices)	Proposed Use	Residential
Site Area (ha)	0.28	Developable Area (ha)	0.22
Housing assumed capacity	8	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN (Partly Within)
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential use partly within the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	8	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

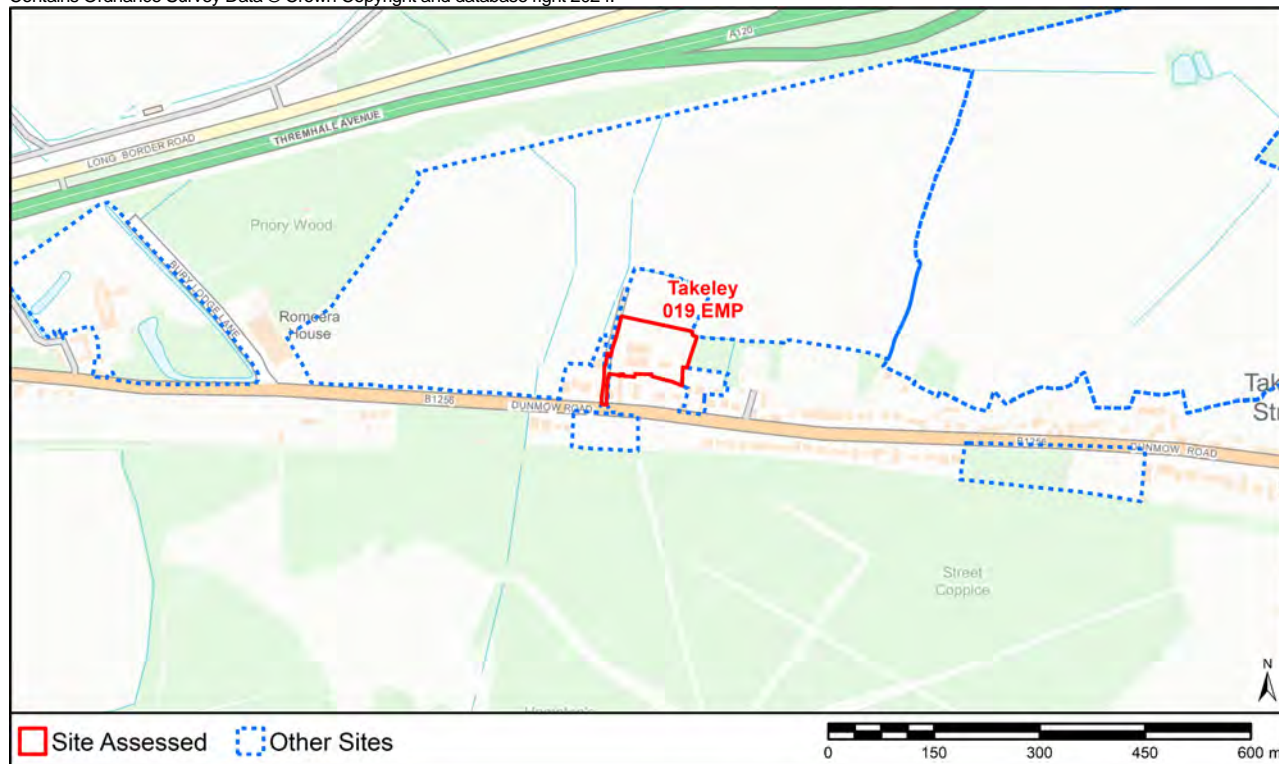
Takeley 019 EMP – Taylors Farm, The Street, Takeley, CM22 6LY

Parish	Takeley	Source	Employment Land Monitoring
Existing Use	Warehouse	Proposed Use	Employment (E(g)(iii) and B8)
Site Area (ha)	0.88	Developable Area (ha)	0.86
Housing assumed capacity	N/A	Employment floorspace (sqm)	3437.984

Site History

UTT/15/2612/FUL. UTT/21/3319/FUL Approved 11.2.2022 - Change of use of existing industrial shed (identified as shed 2) from class E(g)(iii) to B8. [B1 use granted under previous consent UTT/15/2612/FUL]

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for employment development which is partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence. Site contains a Right of Way. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Proposals for R&D, Logistics and Industrial in and around Bishops Stortford, M11 Junction 8, Great Dunmow, Saffron Walden and Stansted vicinity would align with market demand and identified need.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

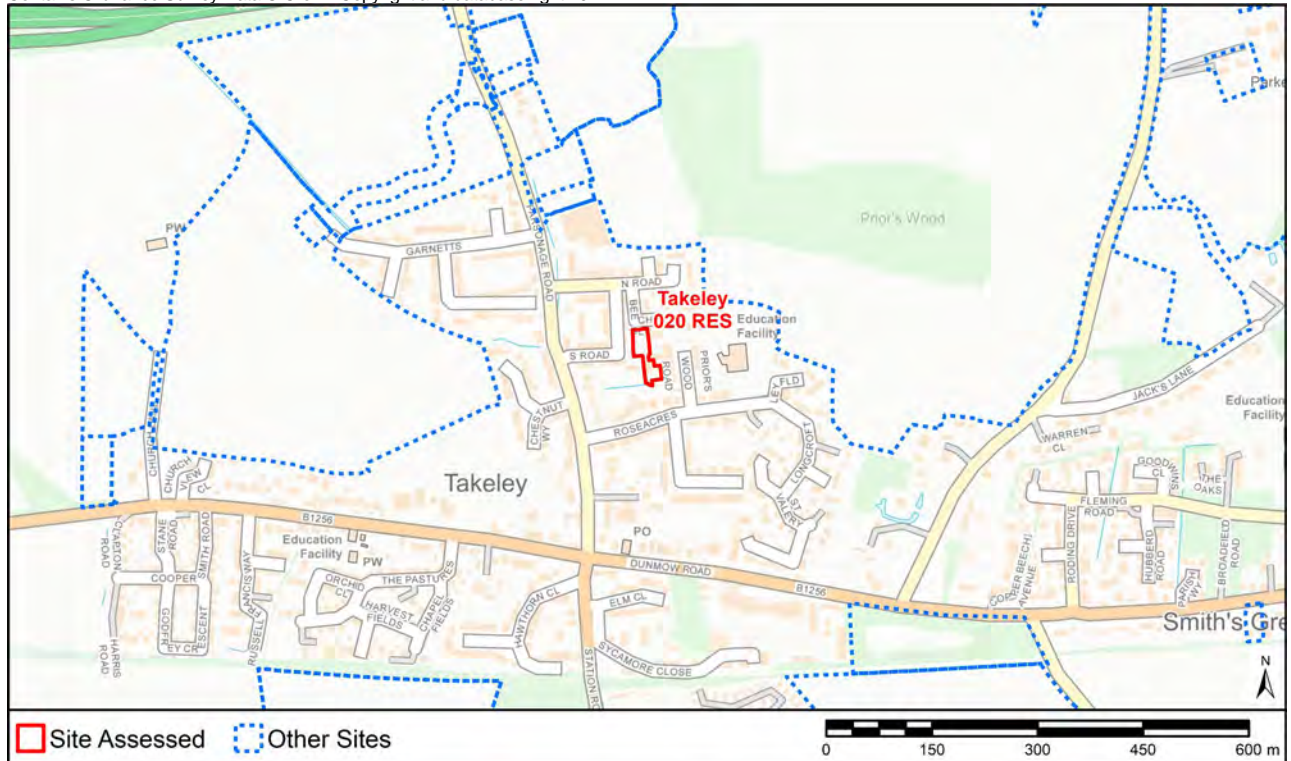
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	3438	N/A	N/A

Takeley 020 RES – Beech Close, Takeley

Parish	Takeley	Source	Housing Team
Existing Use	Day centre, Garage site	Proposed Use	Residential
Site Area (ha)	0.154	Developable Area (ha)	0.15
Housing assumed capacity	5	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site proposed for residential use within the built extent of Takeley, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

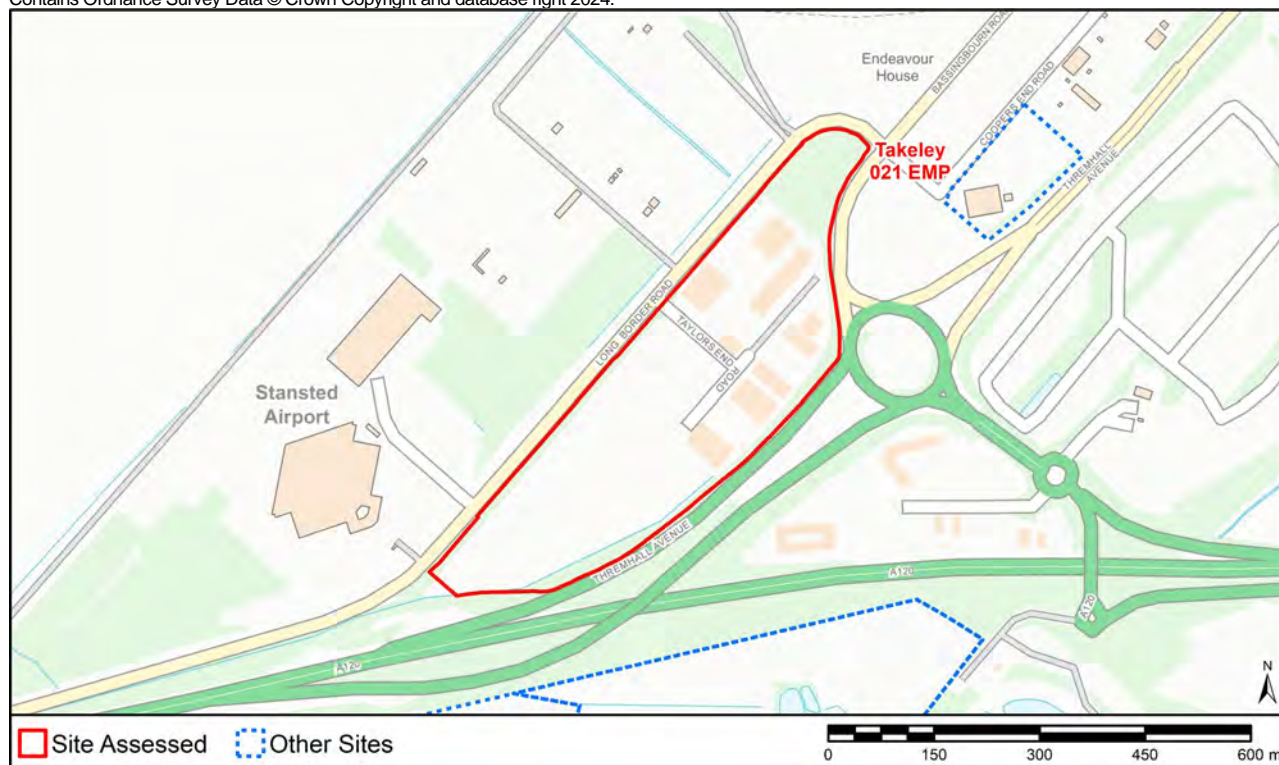
Takeley 021 EMP – Site 600, Taylors End, Stansted Airport, Takeley

Parish	Takeley	Source	Employment Land Monitoring
Existing Use	Warehousing/ Scrubland	Proposed Use	Employment
Site Area (ha)	5.15	Developable Area (ha)	5.15
Housing assumed capacity	N/A	Employment floorspace (sqm)	20600

Site History

UTT/0849/05/SA - Detailed approval of development for business, storage & distribution uses including the provision of associated access, parking, infrastructure & landscaping - Approved 16.8.05

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	GREEN
---------------------	---------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	AMBER	Ancient Woodland	AMBER
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Site comprising greenfield and previously developed land within Takeley, promoted for employment development. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is wholly or partly within a Priority Habitat. Site is partially within an Ancient Woodland. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	20600	N/A	N/A

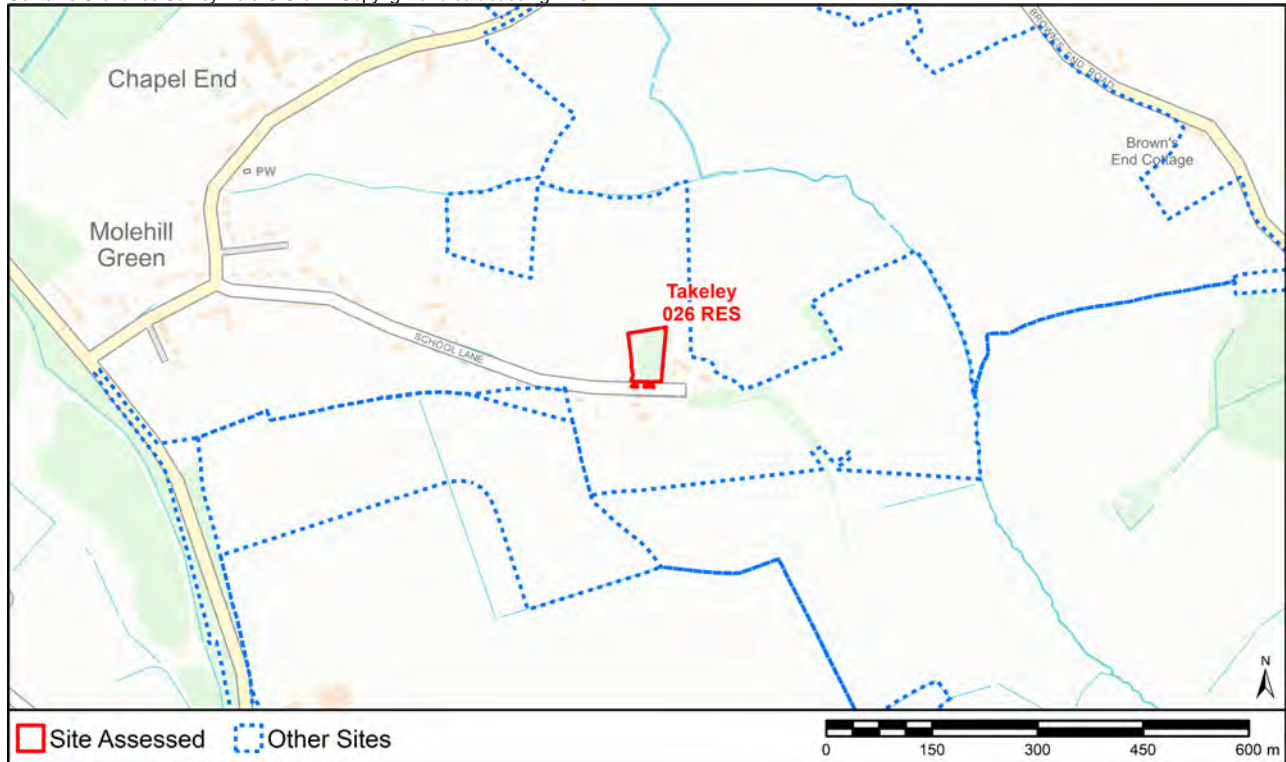
Takeley 026 RES – Land Adj. Swan Farm, School Lane, Takeley, CM22 6PJ

Parish	Takeley	Source	Refused applications
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	3.304	Developable Area (ha)	3.24
Housing assumed capacity	85	Employment floorspace (sqm)	N/A

Site History

UTT/20/0831/FUL refused 18.8.20. Erection of 8 x 3 bedroom semi-detached dwellings with associated garaging, parking and access

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

HIGHWAYS AND ACCESS

Highways	AMBER
-----------------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential development, partly within or adjacent to the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	85	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

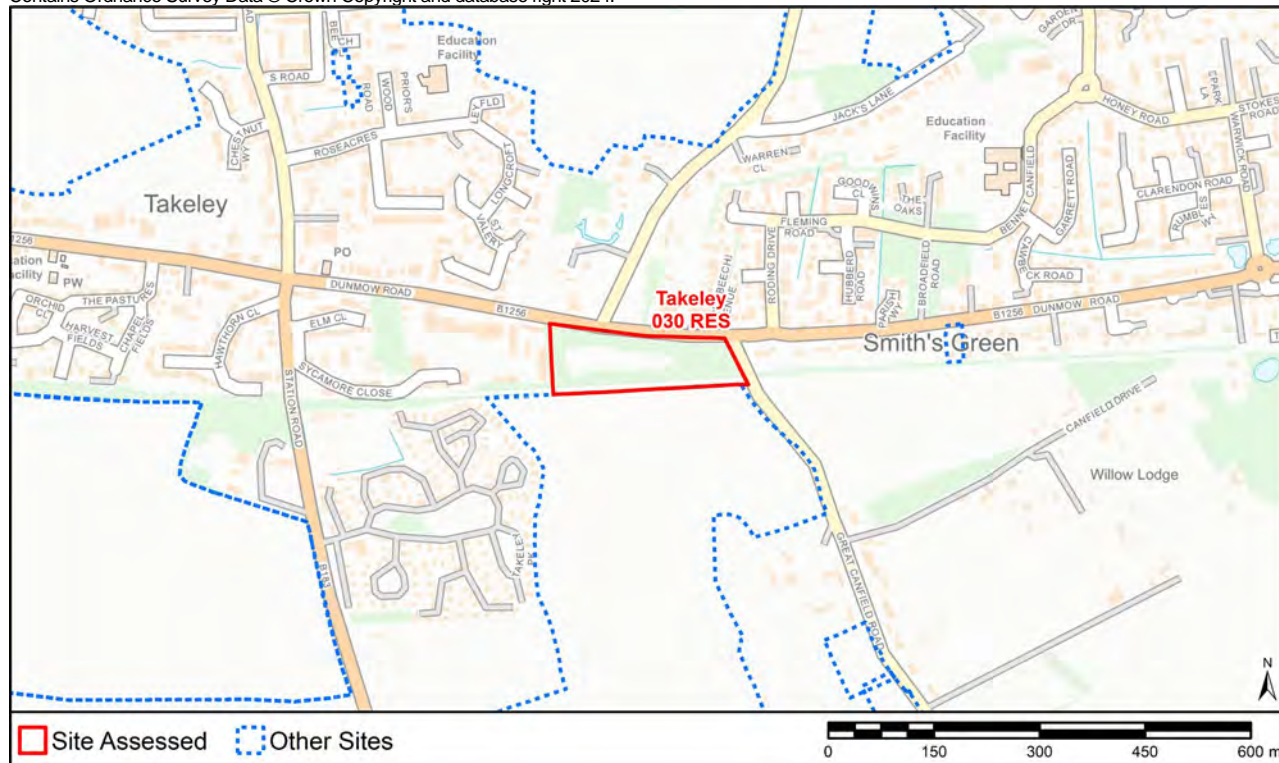
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 030 RES – Land south of Dunmow Road, Takeley

Parish	Takeley	Source	Regulation 18
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	2.09671923446655	Developable Area (ha)	1.42
Housing assumed capacity	45	Employment floorspace (sqm)	N/A

Site History None

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential use partly within the built extent of Takeley, a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site is partially within a Local Wildlife Site. Site is wholly or partly within a Priority Habitat. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Takeley 031 EMP – Land north of Dunmow Road, Takeley Street

Parish	Takeley	Source	Regulation 18
Existing Use	Agricultural	Proposed Use	
Site Area (ha)	34.47	Developable Area (ha)	33.96
Housing assumed capacity	N/A	Employment floorspace (sqm)	135825.588
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	AMBER
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	Site not included in Landscape Sensitivity Study	Hatfield Forest Zone of Influence	AMBER
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	Site not included in Heritage Sensitivity Study
Listed Buildings	AMBER	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for employment development wholly outside and not adjacent to a top three tier settlement. Site is wholly or partly within the Countryside Protection Zone. Site is within the Impact Risk Zone of a SSSI and development could trigger the requirement consult Natural England. Site is within the Hatfield Forest Zone of Influence net residential development within the Zone of Influence will be subject to proportionate contributions to deliver mitigation measures. Site contains a Right of Way. Contains TPOs. Potential BMV. Site is partially within the curtilage of a Listed Building. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site. (No information found on UDC Sharepoint)
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

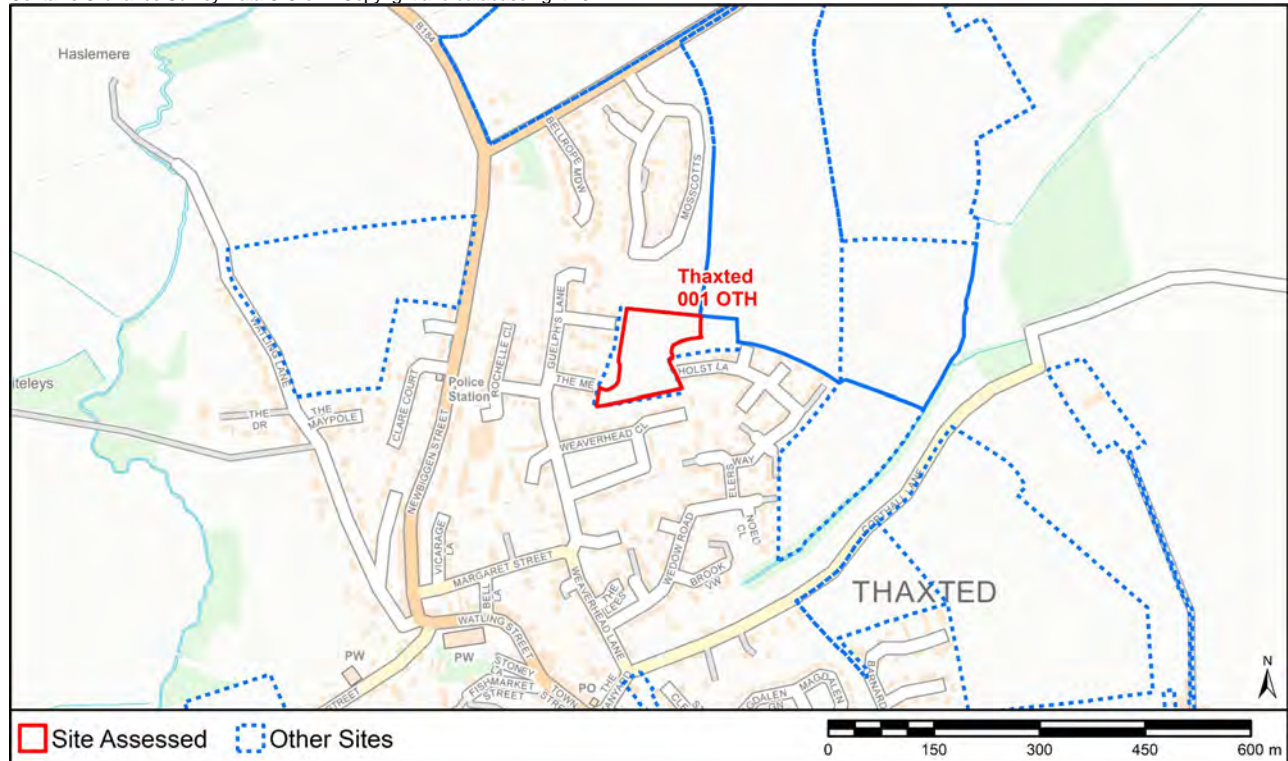
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	135826	N/A	N/A	N/A

Thaxted 001 OTH – Chalky Meadow, adjacent to The Mead, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Nature reserve
Site Area (ha)	1.12	Developable Area (ha)	1.12
Housing assumed capacity	N/A	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Suitable
Suitability commentary	Greenfield site being proposed as a nature reserve. Site is adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for development.
Achievability	Potentially achievable
Achievability commentary	Potentially Achievable subject to further deliverability testing.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

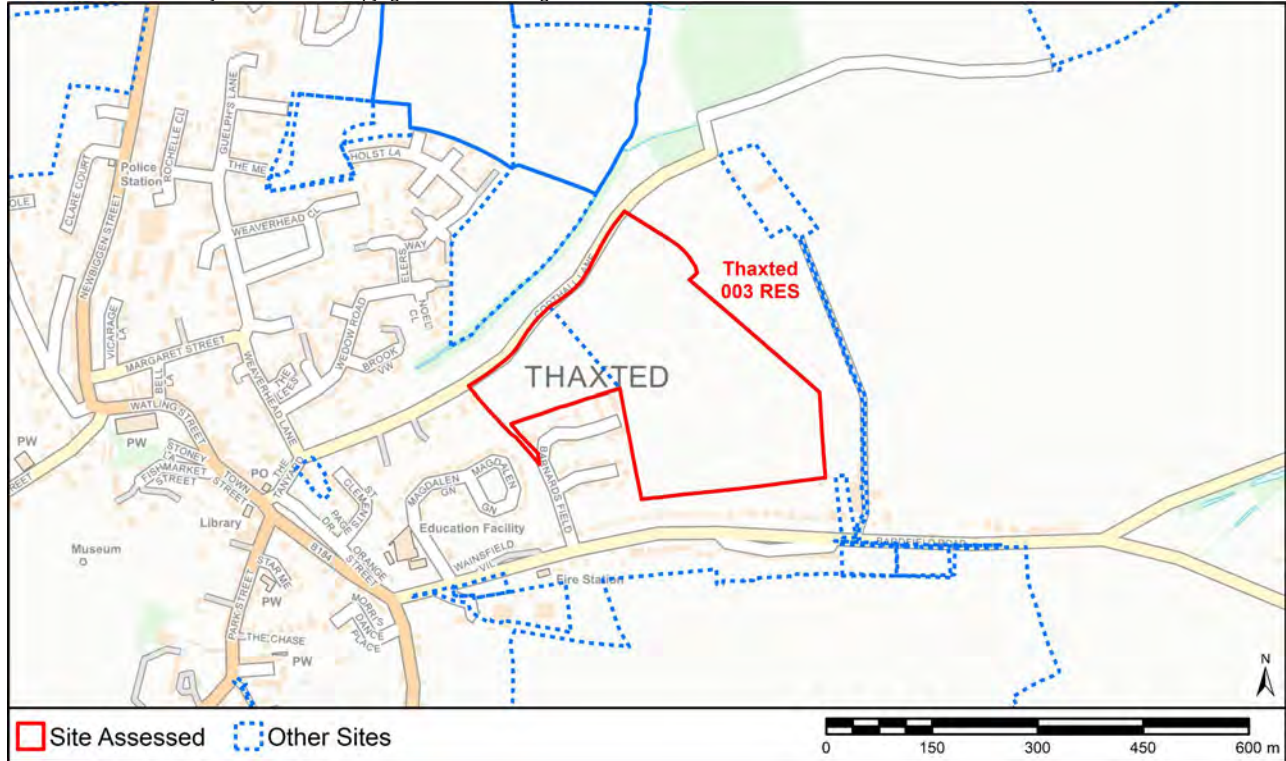
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 003 RES – Land at Barnards Fields, Thaxted (10ha)

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	10.41	Developable Area (ha)	10.41
Housing assumed capacity	273	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	23	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 004 RES – Land north of Mayes Place, Monk Street, Thaxted

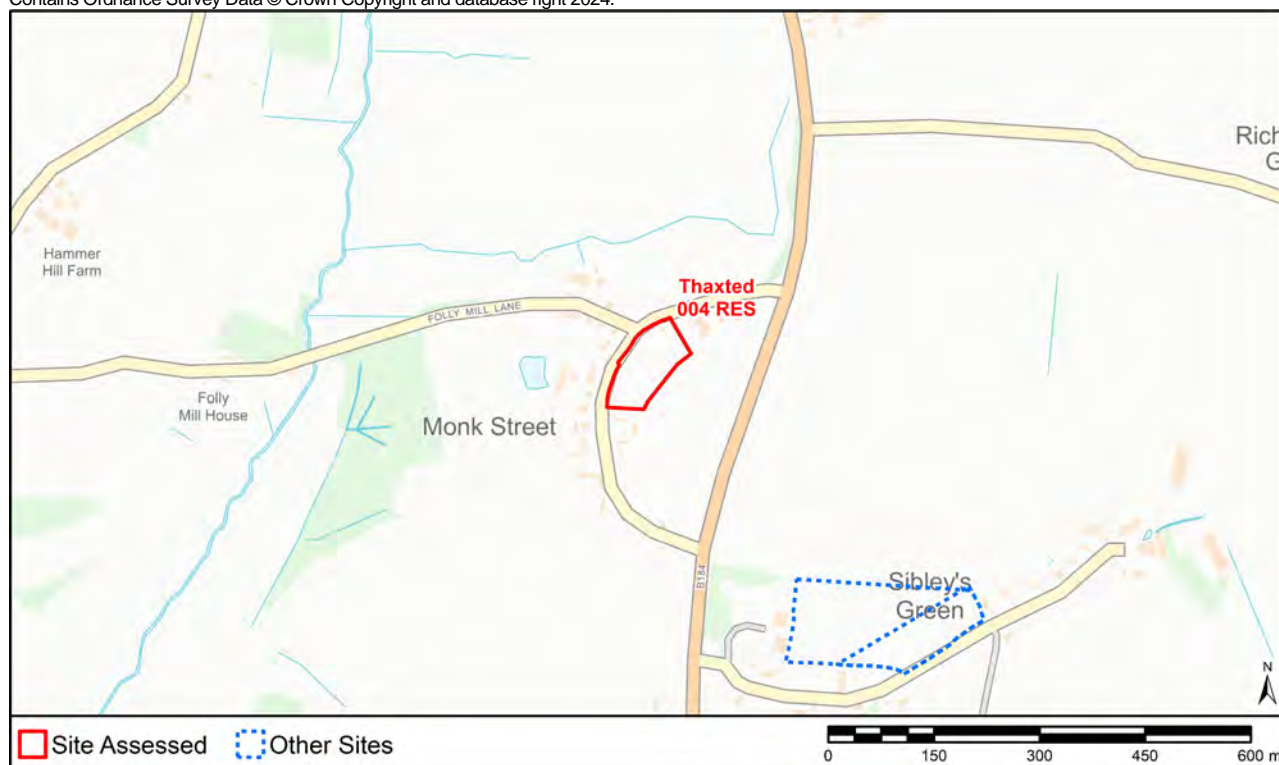
Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.85	Developable Area (ha)	0.85
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/21/1200/OP refused 29.10.21 - Outline planning permission for the erection of 7 dwellings with associated parking and landscaping, with all matters reserved except for access.
 UTT/22/0637/OP refused 12.8.22. Outline application with all matters reserved except access for the erection of 5 no. dwellings with associated vehicular access point, car parking, landscaping and associated infrastructure.

UTT/24/0898/OP Validated 17 April 2024 Outline application with all matters reserved for 6 no. dwellings.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

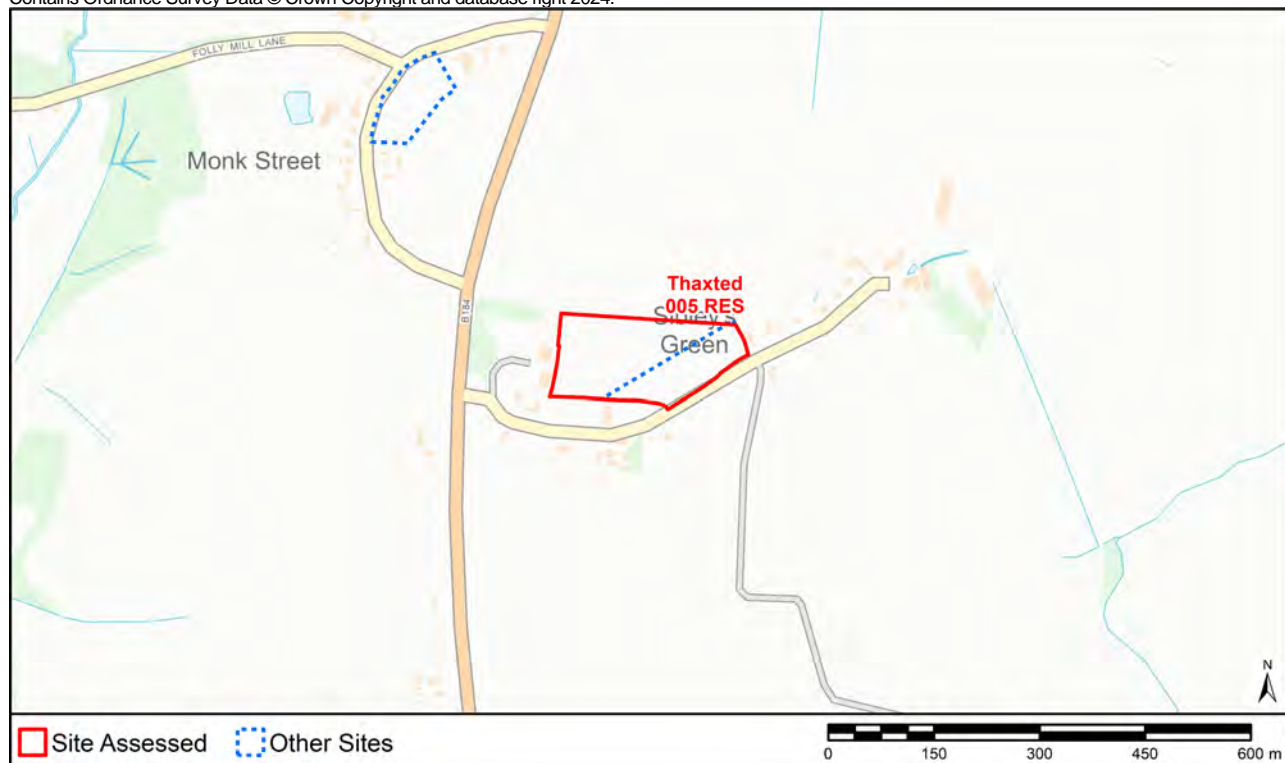
CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 005 RES – Land at Sibley’s Lane, Sibley’s Green, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	2.78	Developable Area (ha)	2.78
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

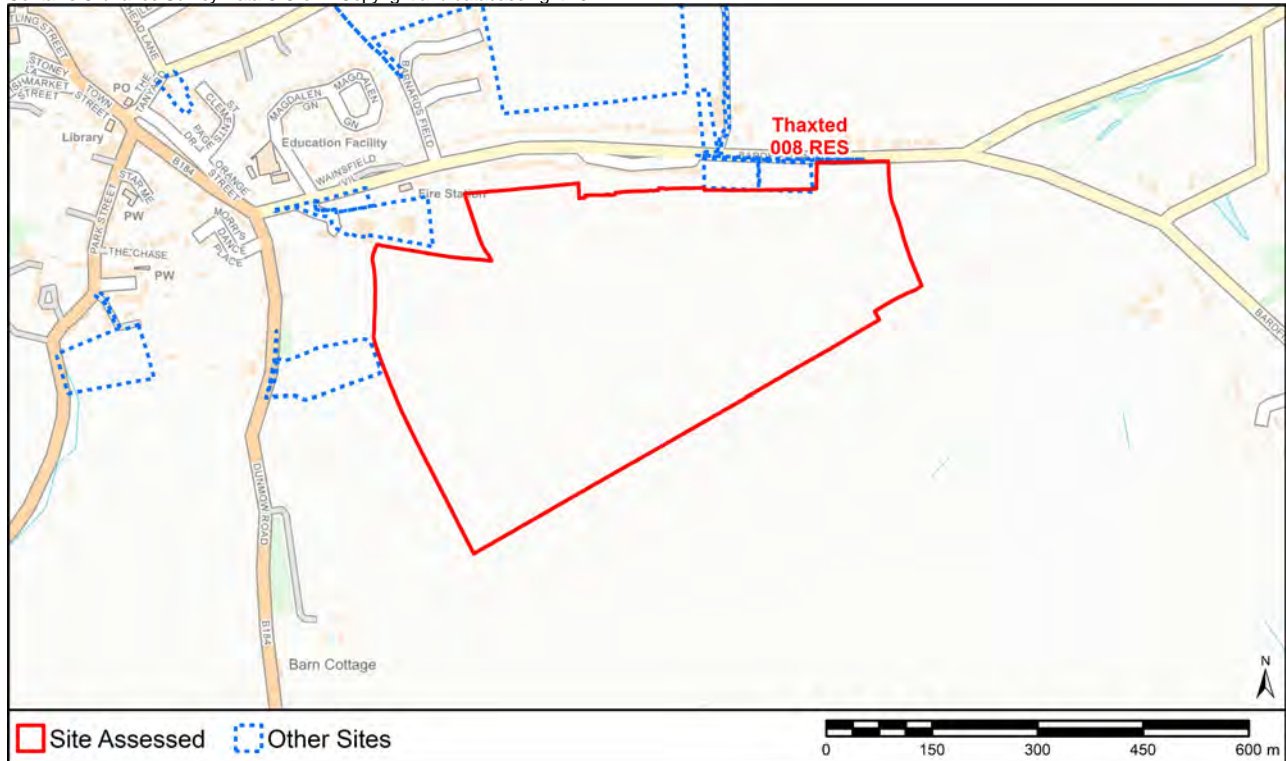
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 008 RES – Land south of Bardfield Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	25.17	Developable Area (ha)	25.17
Housing assumed capacity	529	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	350	179	N/A	N/A

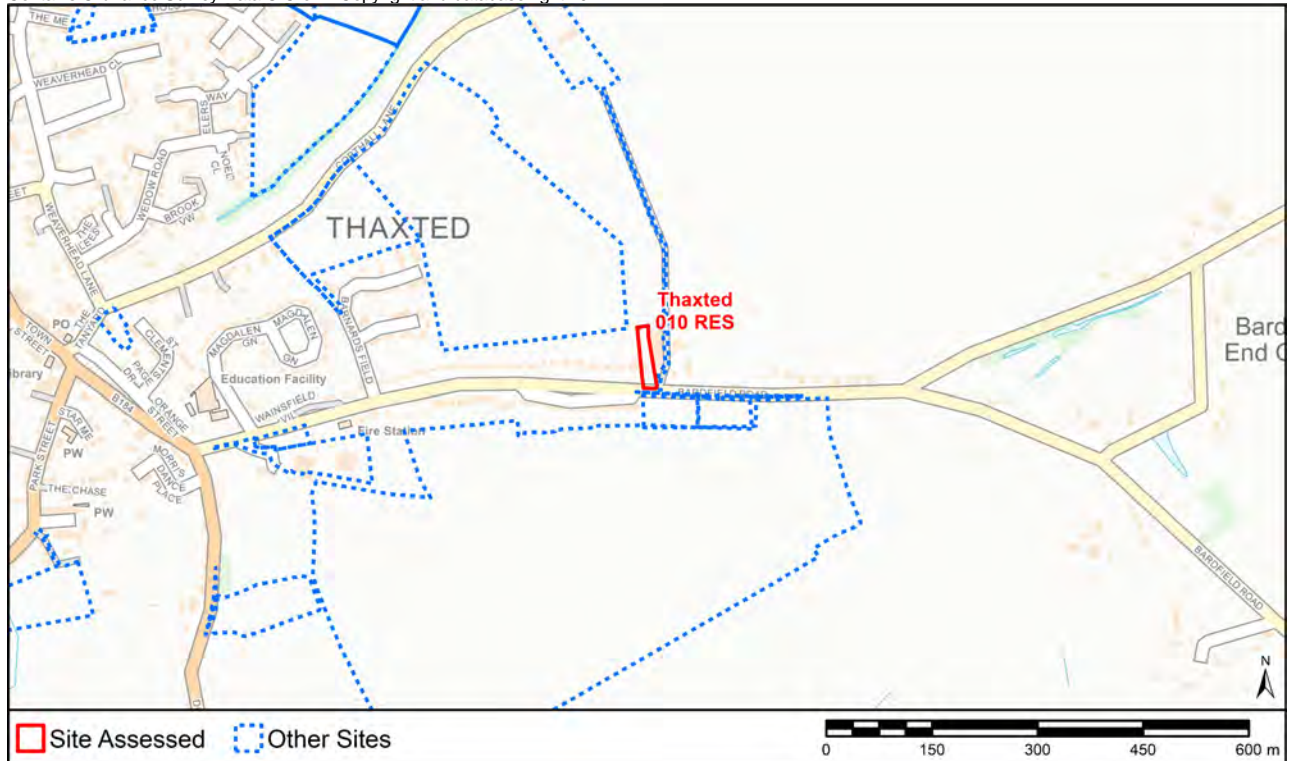
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 010 RES – Hunters, Bardfield Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Residential	Proposed Use	Residential
Site Area (ha)	0.15	Developable Area (ha)	0.15
Housing assumed capacity	5	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Thaxted, proposed for residential use. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	5	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

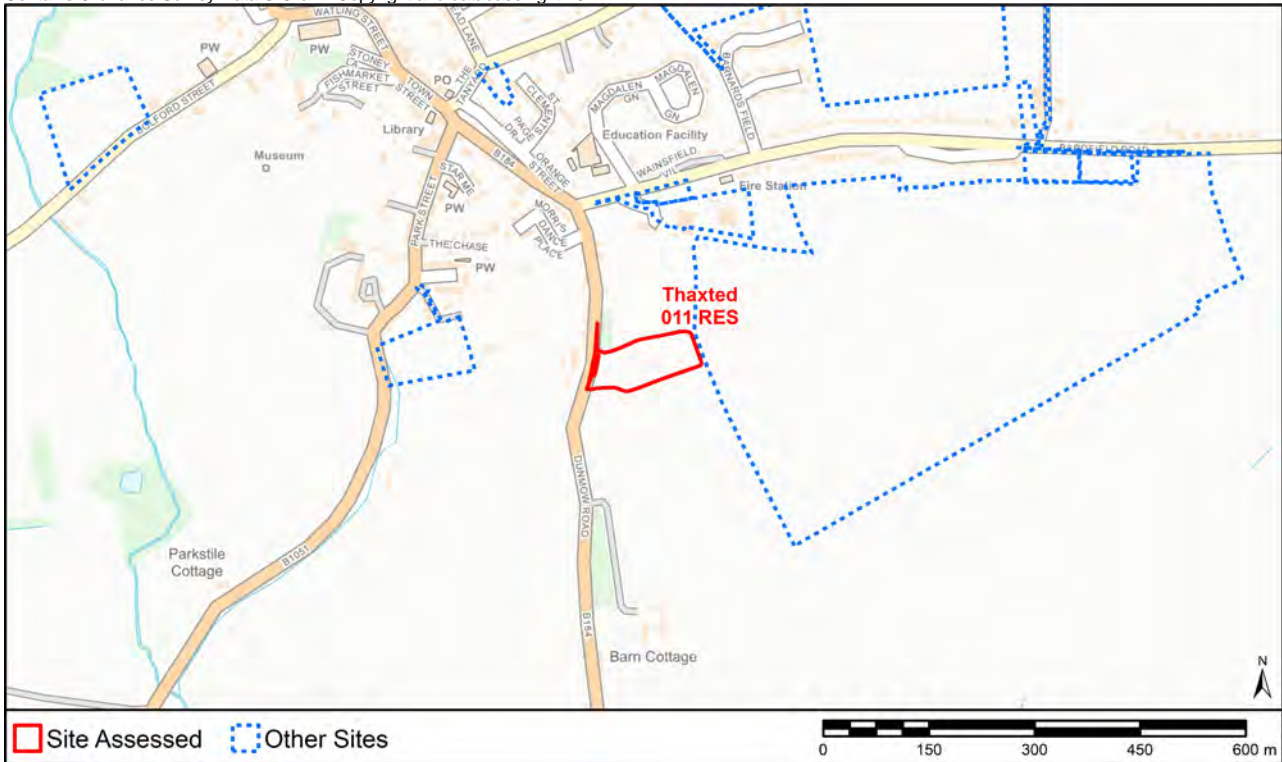
Thaxted 011 RES – East of Dunmow Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Pasture	Proposed Use	Residential
Site Area (ha)	0.88	Developable Area (ha)	0.88
Housing assumed capacity	28	Employment floorspace (sqm)	N/A

Site History

UTT/17/3737/FUL, UTT/19/3165/FUL - Appeal dismissed 12.10.21. Proposed single storey residential development and associated infrastructure to erect 9 no. bungalows.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	AMBER	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Potential archaeological value. Site is partially within the Thaxted Conservation Area. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	28	N/A	N/A	N/A

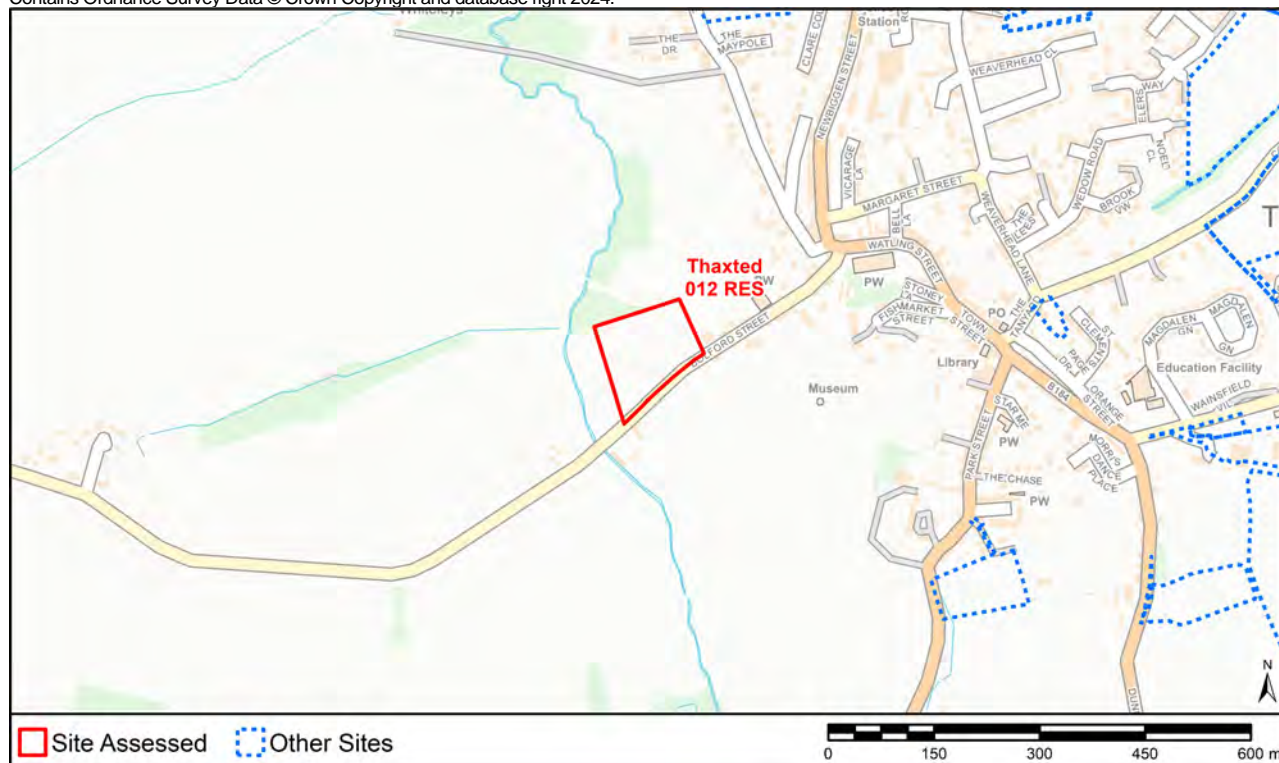
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 012 RES – Land north of Bolford Street, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	1.49	Developable Area (ha)	1.44
Housing assumed capacity	45	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is partly within Flood Zone 2 and 3. Site is adjacent or partially within Aircraft Noise Contours. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site is partially within the Thaxted Conservation Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	45	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

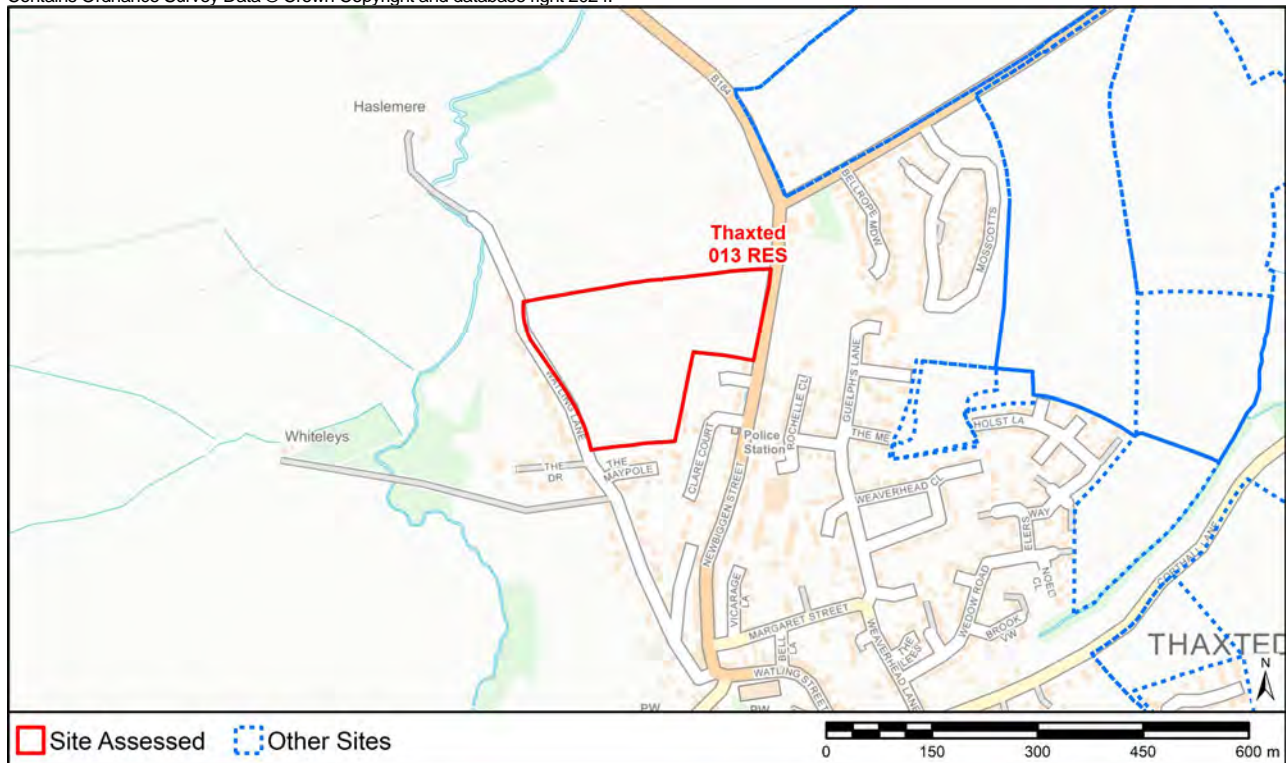
Thaxted 013 RES – Land west of Walden Road, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	5.5	Developable Area (ha)	5.5
Housing assumed capacity	144	Employment floorspace (sqm)	N/A

Site History

UTT/22/2900/OP Outline application, with all matters reserved except for access, for the erection of up to 67 dwellings with associated private gardens, car parking, vehicular manoeuvring space, bin and cycle stores, and hard and soft landscaping, to be accessed by via a new vehicular access off Walden Road and separate pedestrian access points off both Walden Road and Watling Lane, wildlife pond and swales, and public open space provisions, to include an attenuation pond with dipping platform, heritage and ecological interpretation boards, church viewpoint zone, wheelchair accessible trail, community orchard and children's play area (LEAP) - Pending

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN

Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

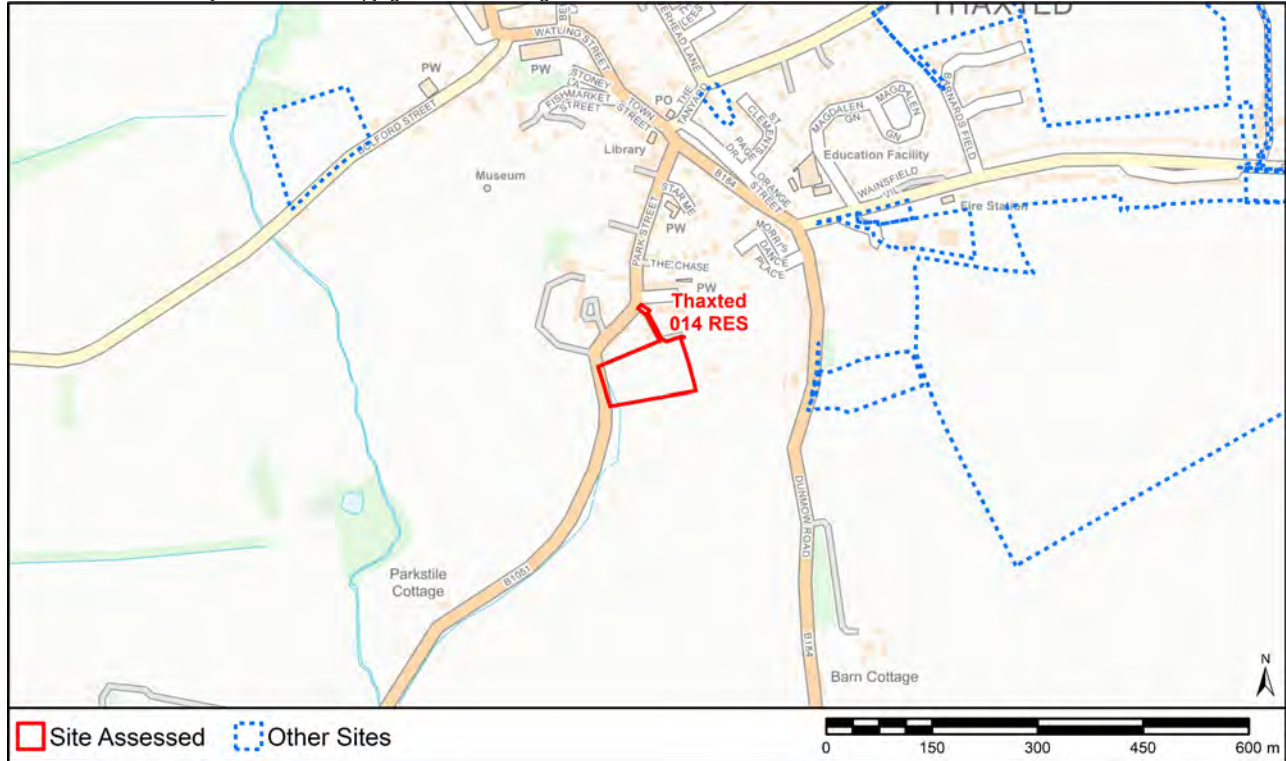
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	144	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 014 RES – Land south of Thaxted between B1051 and B184

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential and open space hub
Site Area (ha)	0.91	Developable Area (ha)	0.86
Housing assumed capacity	30	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site proposed for residential led development and is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is partly within Flood Zone 2 and 3. Site is partly within a medium/high Surface Water Flood Risk Area. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	30	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

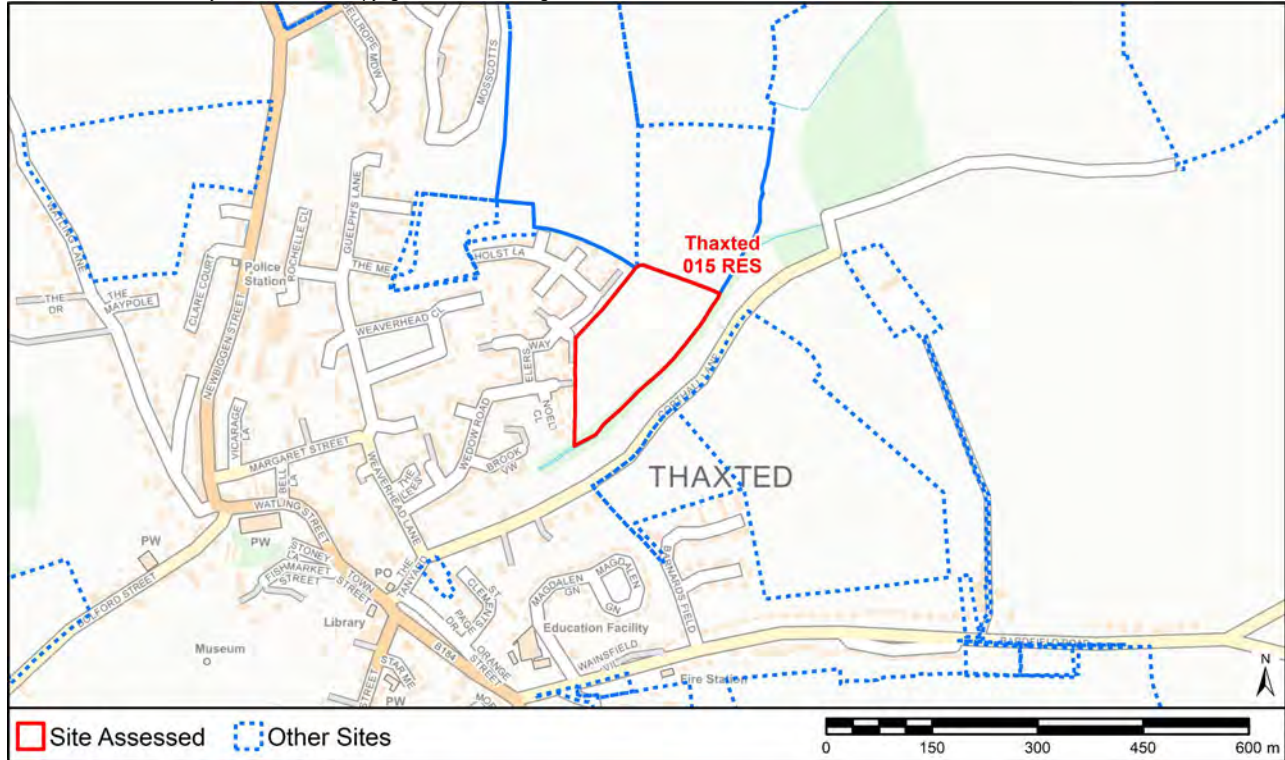
Thaxted 015 RES – Land east of Wedow Road, off Elers Way, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agriculture	Proposed Use	Residential
Site Area (ha)	2.66	Developable Area (ha)	2.66
Housing assumed capacity	70	Employment floorspace (sqm)	N/A

Site History

UTT/21/1836/OP Pending. - Outline planning application with all matters reserved except access, for the development of the site for up to 49 residential dwellings, vehicle access from Elers Way, associated infrastructure, sustainable drainage, public open space and linkages for pedestrians and cycles.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

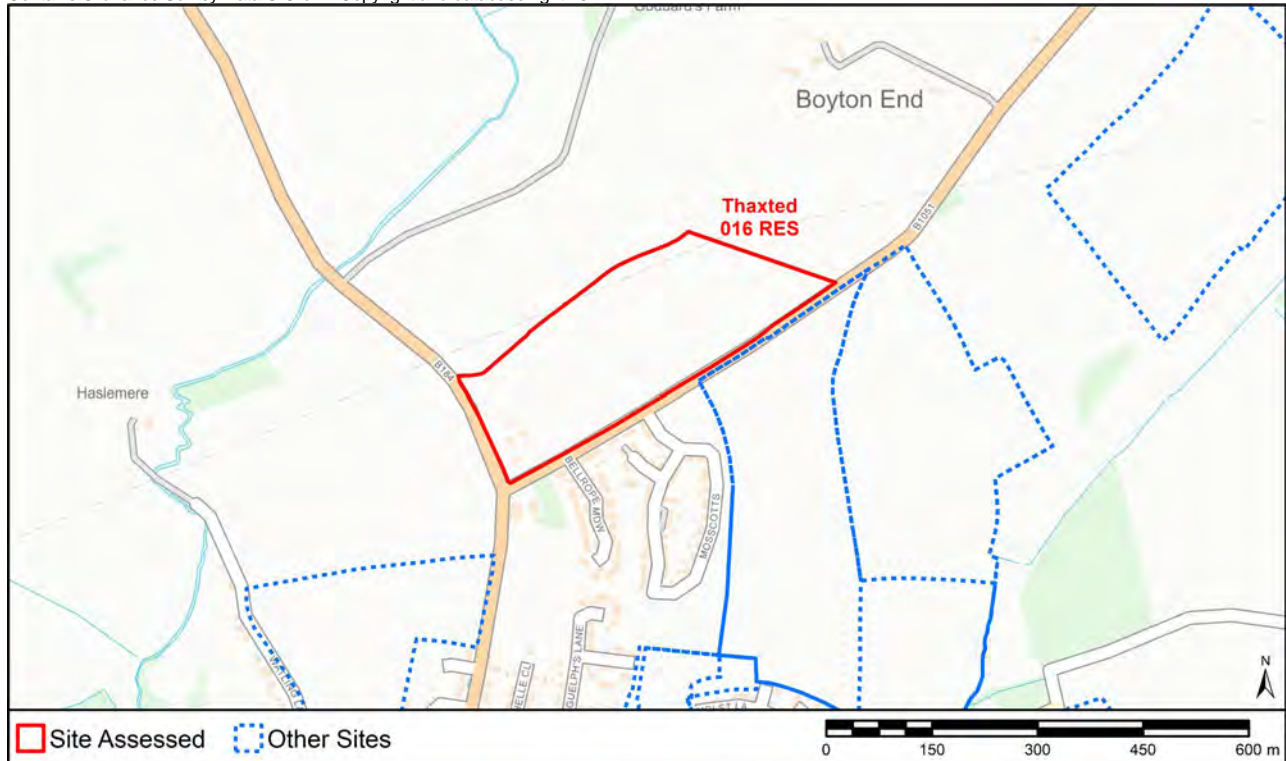
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	70	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 016 RES – Land north of B1051, Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural, Residential	Proposed Use	Residential
Site Area (ha)	8.24	Developable Area (ha)	8.24
Housing assumed capacity	216	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Mixture	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Mixture of previously developed land and greenfield site, being proposed for residential development, which is which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within a groundwater source protection zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required. Site is crossed by existing pylons which may reduce its developable area.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	216	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

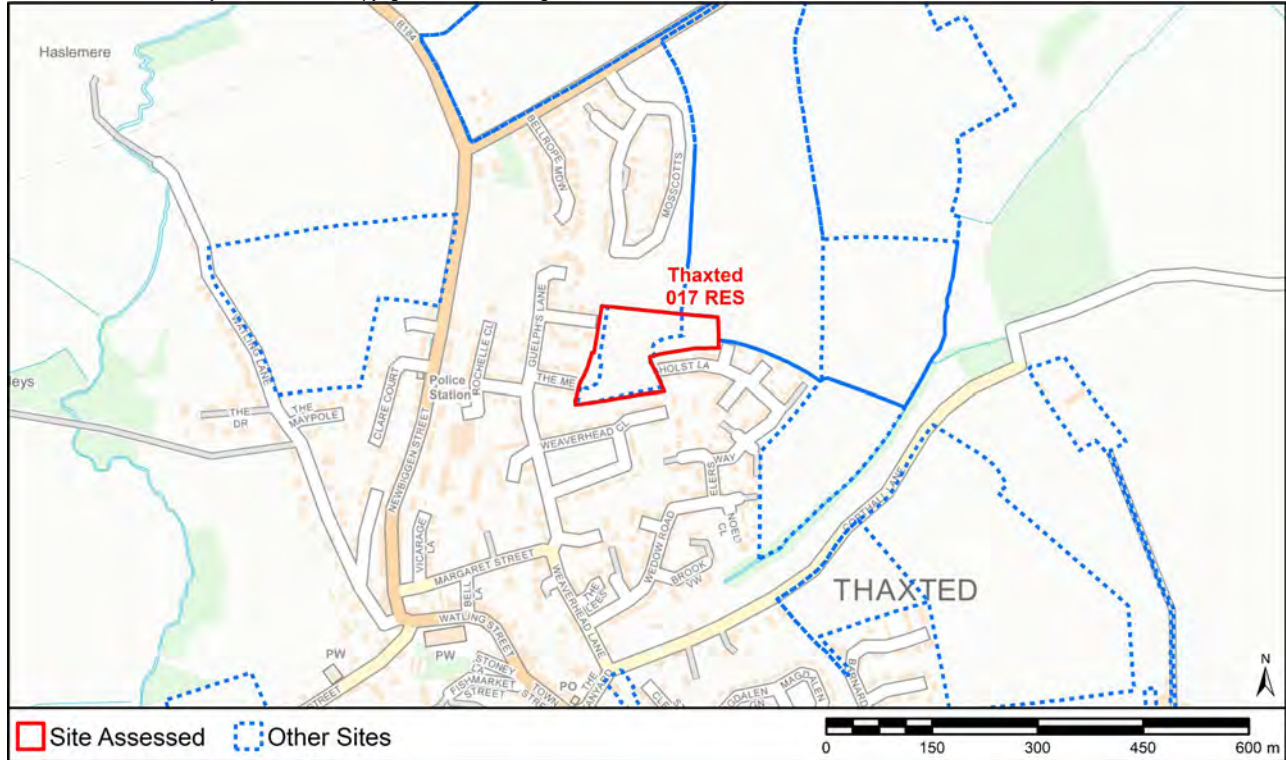
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 017 RES – Land to the east of Guelph’s Lane Thaxted

Parish	Thaxted	Source	Call for sites
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	1.64	Developable Area (ha)	1.64
Housing assumed capacity	52	Employment floorspace (sqm)	N/A

Site History UTT/17/3253/ACV Land known as Chalky Meadow - Not Listed 16.2.18

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Site contains TPOs. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	52	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

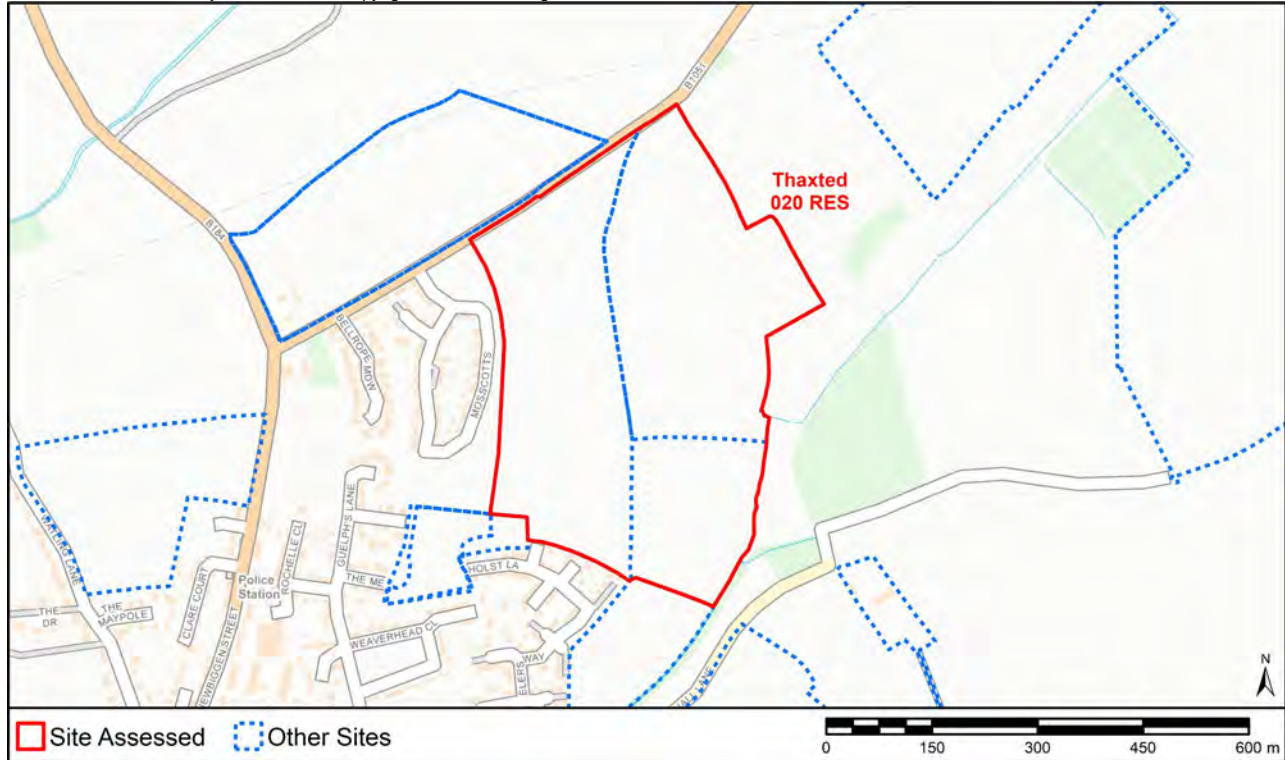
Thaxted 020 RES – Land south of Sampford Road, Thaxted (Option 3)

Parish	Thaxted	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	22.2	Developable Area (ha)	22.2
Housing assumed capacity	466	Employment floorspace (sqm)	N/A

Site History

UTT/18/1730/OP refused 1.3.19 - The development of up to 104 dwellings, provision of land for a primary school, with associated landscaping, open space and highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	AMBER
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	Yes - for an incompatible use		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	AMBER	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

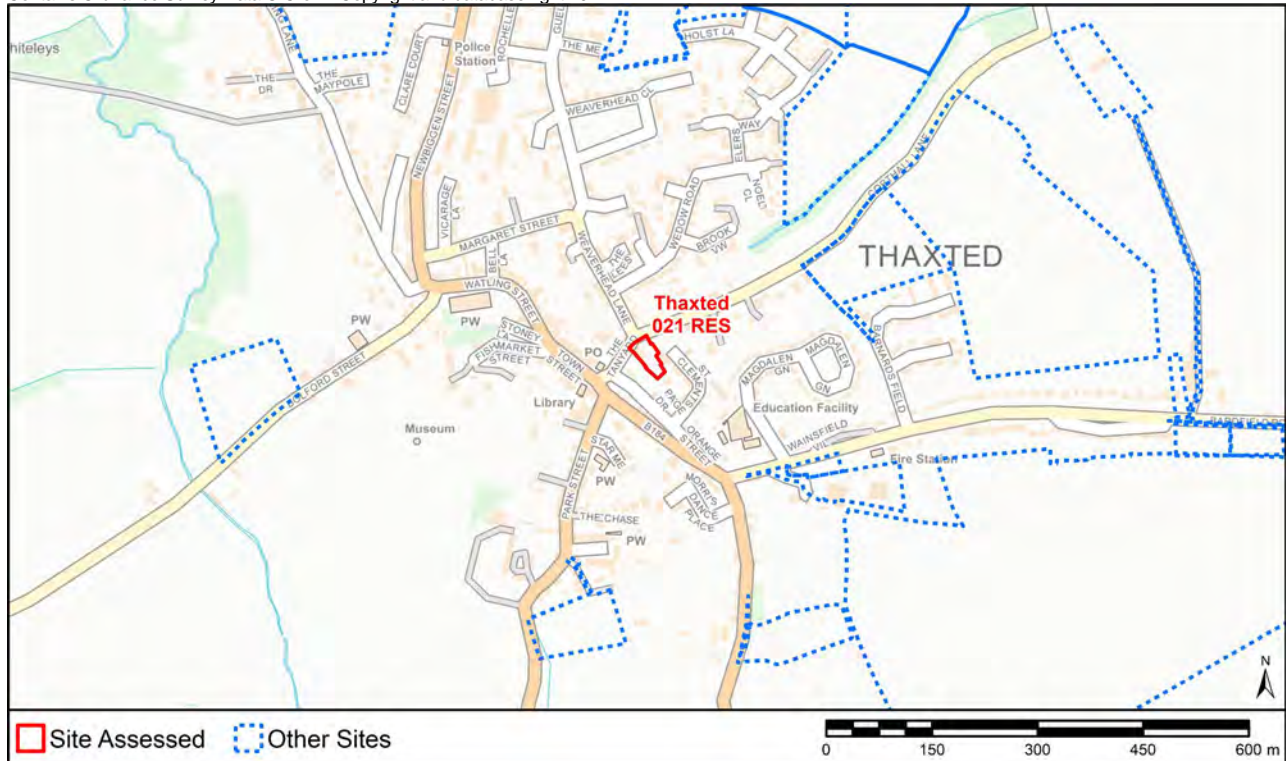
CONCLUSIONS	
Suitability	Potentially suitable
Suitability commentary	Greenfield site, proposed for residential development, which is partly within or adjacent to the built extent of Thaxted, a top three tier settlement. Site is adjacent or partially within Aircraft Noise Contours. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains a Right of Way. Site is wholly or partly within a Medium to High Landscape Sensitivity Area. Site is wholly or partly within a Medium to High Heritage Sensitivity Area. Potential BMV. Site can be accessed from the main road network.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	216	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Thaxted 021 RES – TX HD8, Brethren Hall

Parish	Thaxted	Source	Neighbourhood Plan allocation
Existing Use	Meeting hall	Proposed Use	Residential
Site Area (ha)	0.3	Developable Area (ha)	0.28
Housing assumed capacity	10	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	GREEN
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: Yes - for a compatible use

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Potentially suitable
Suitability commentary	Brownfield site within Thaxted, proposed for residential use. Site is partly within a medium/high Surface Water Flood Risk Area. Site is adjacent or partially within a mineral consultation zone. Site is within the Impact Risk Zone of a SSSI and development would not trigger the requirement consult Natural England. Site contains TPOs. Potential archaeological value. Site is wholly within a Conservation Area. Site can be accessed from the main road network.
Availability	Potentially Available
Availability commentary	Site is not subject to any known impediments to its availability for development, however further confirmation of land ownership and development intention would be required.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	10	N/A	N/A

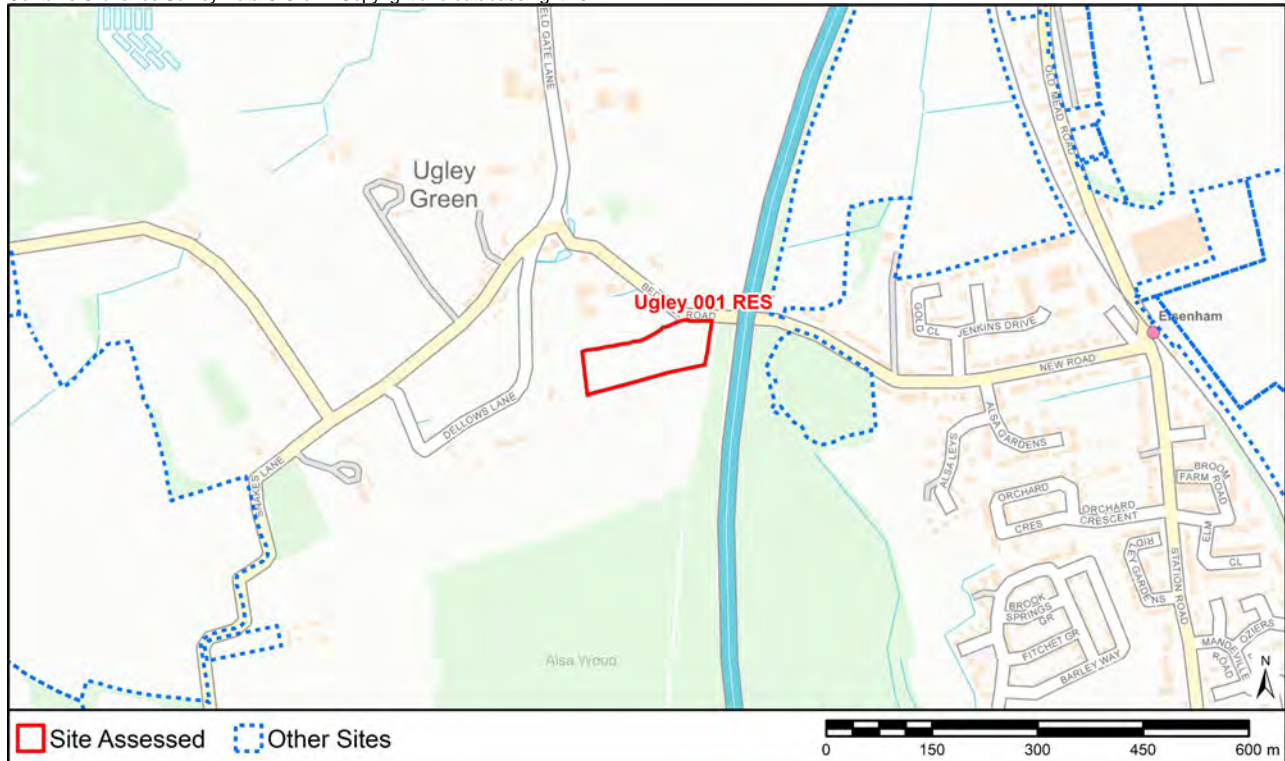
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ugley 001 RES – Land South East of Homestead Farm, Bedwell Road, Ugley Green

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.09	Developable Area (ha)	1.09
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ugley 002 RES – Hascombe Farm, North Hall Road, Quendon

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.19	Developable Area (ha)	1.09
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

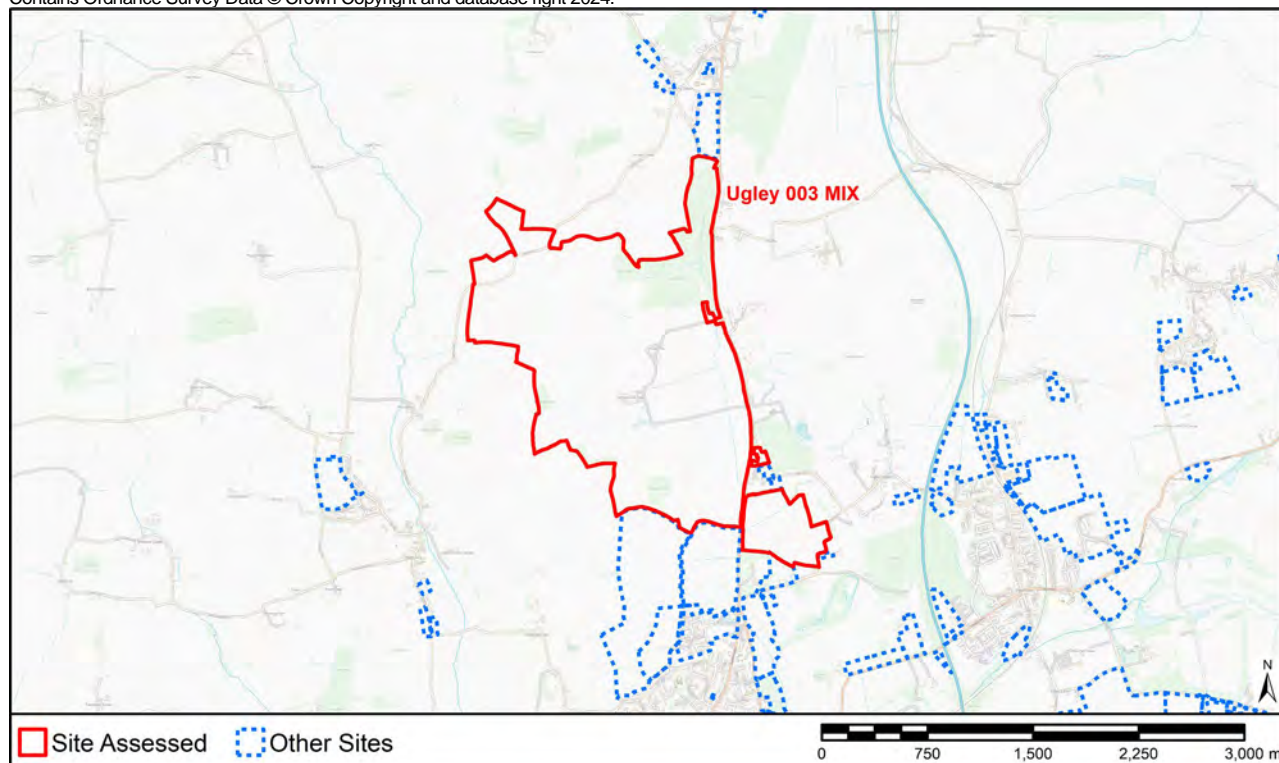
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ugley 003 MIX – Bollington Hall Farm, Cambridge Road, Ugley

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential-led mixed use
Site Area (ha)	322.88	Developable Area (ha)	317.58
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	AMBER
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	AMBER	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	AMBER
Priority Habitat	AMBER	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for mixed use including residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

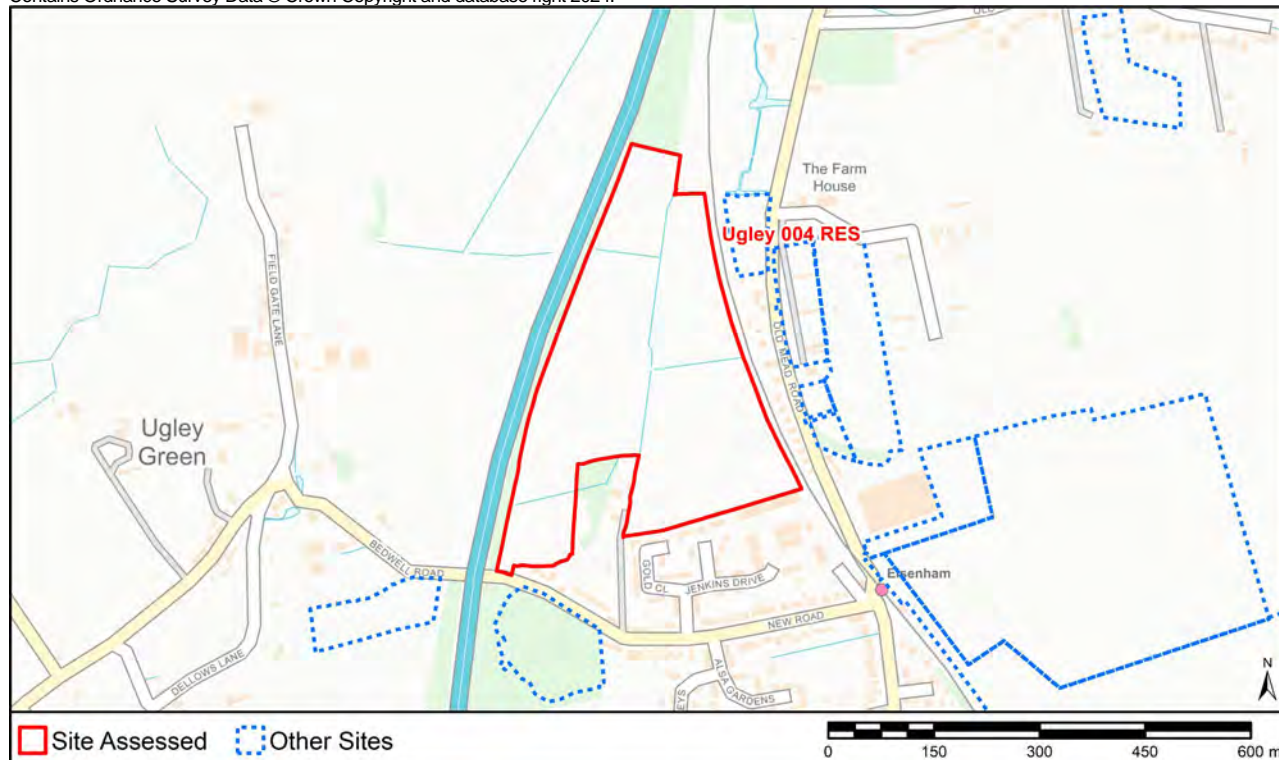
Ugley 004 RES – Land at Bedwell Road, Elsenham

Parish	Ugley	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	13.13	Developable Area (ha)	13.13
Housing assumed capacity	345	Employment floorspace (sqm)	N/A

Site History

UTT/24/0543/OP (Validated 1st March 2024): Outline planning permission with all matters reserved except access for the erection of up to 240 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. Awaiting Decision.

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	AMBER
---------------------	------------	----------------------	-------

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	AMBER
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Potentially Suitable
Suitability commentary	The site is greenfield adjacent to the built-up area of Elsenham. Access could be potentially created off Bedwell Road however it is not clear whether this could be improved to support full development on site. The site is in landscape sensitivity parcel E3 which is characterised by wooded farmland plateau to the west of Elsenham. It is assessed as having a low-moderate landscape sensitivity to residential development due to the flat to gently undulating topography, medium to large scale arable fields, limited semi-natural habitats, largely enclosed character, and the human influence of modern development within the parcels. The site is wholly within a medium to high heritage sensitivity area. The site's eastern and western boundaries are defined by the railway line and the M11 respectively and would require appropriate noise mitigation which may reduce its developable area. Part of the site is subject to risk of surface water flooding to be mitigated. Potential archaeological value. Multiple public rights of way run across the site. The site falls within a Mineral Consultation Zone. The site is within a SSSI Impact Risk Zone with net gain in residential units to be consulted with Natural England. The site is within the Hatfield Forest Zone of Influence. The site is Grade 3 Good to Moderate Quality Agricultural Land .
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	250	95	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Ugley 005 RES – Hft Bradley Resource Centre, Pound Lane, Ugley, Bishops Stortford, CM22 6HP

Parish	Ugley	Source	Housing Land Monitoring
Existing Use	Scrubland	Proposed Use	Residential
Site Area (ha)	1.23	Developable Area (ha)	1.21
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History	<p>UTT/17/3751/OP Hybrid application - Approved 14.2.19 - Full planning permission for the erection of a new residential autism facility comprising of 8 no. 1 bedroom flats, staff accommodation, parking and associated works on land at "The Orchard" including part demolition of the northern boundary wall to create access.</p> <p>Outline application with all matters reserved except for access for up to 3 no. dwelling houses on "Land west of Pound Lane".</p> <p>Not started at March 2022</p>
---------------------	--

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Mixture	Settlement Hierarchy	RED
---------------------	---------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN

Neighbourhood Plan Designation: No

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN

Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WenAmbo 001 RES – Land north of Royston Road, Wendens Ambo

Parish	Wendens Ambo	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	1.05	Developable Area (ha)	1.03
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	AMBER	Registered Parks and Gardens	GREEN
-------------------	-------	------------------------------	-------

HIGHWAYS AND ACCESS

Highways	AMBER
----------	-------

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WenAmbo 002 RES – Land North West of Wenden Place Farm, Wendens Ambo

Parish	Wendens Ambo	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	0.95	Developable Area (ha)	0.95
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WenAmbo 004 RES – Land South Of The Mill Royston Road, Wendens Ambo

Parish	Wendens Ambo	Source	Refused applications
Existing Use	Former car park	Proposed Use	Residential
Site Area (ha)	2.9	Developable Area (ha)	2.9
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/19/2498/FUL allowed on appeal - Erection of a block of 8 no. residential units together with associated infrastructure, works and landscaping

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	AMBER	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
---------------------	-------	----------------------	-------

Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
Heritage Sensitivity	GREEN		
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

WhiteRdg 002 RES – St Martin’s Close, White Roding

Parish	White Roding	Source	Housing Team
Existing Use	Public open space	Proposed Use	Residential
Site Area (ha)	0.67	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	AMBER	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

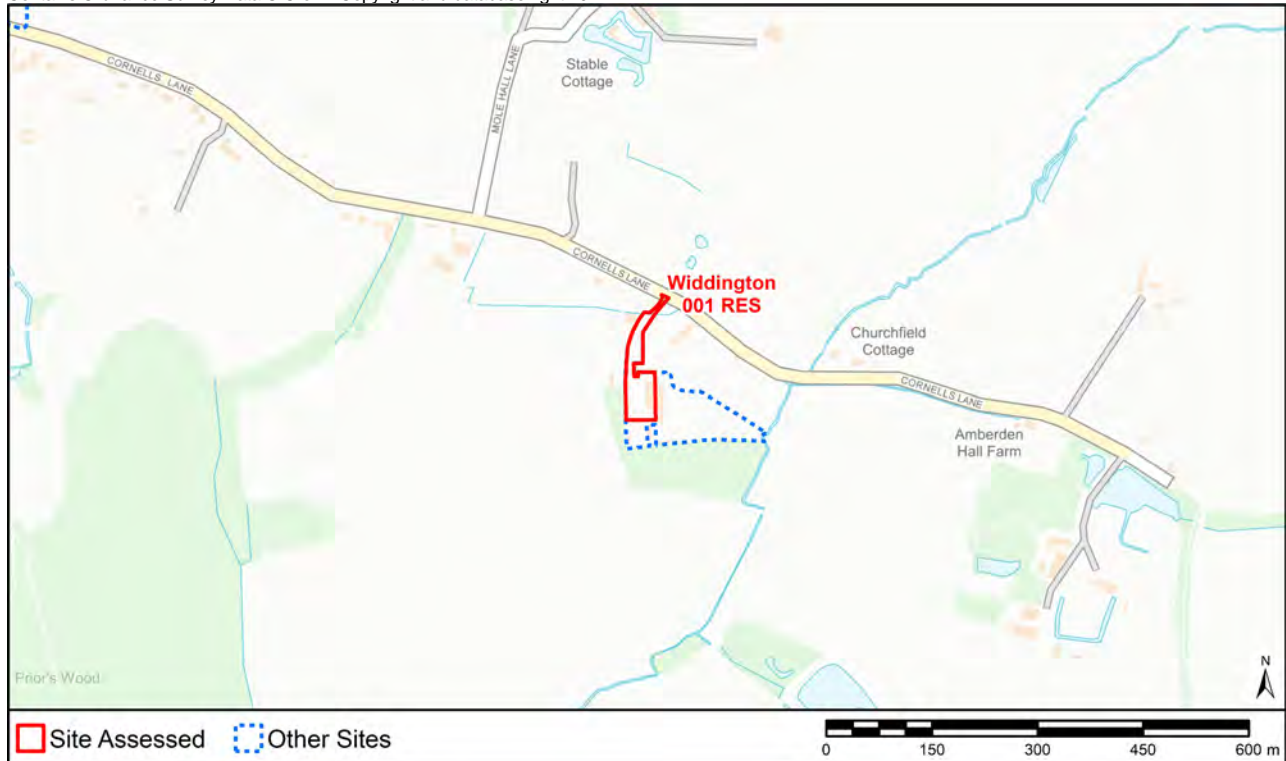
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 001 RES – Land to rear of Malt House, Cornells Lane, Widdington

Parish	Widdington	Source	Call for sites
Existing Use	Redundant Poultry Farm	Proposed Use	Residential
Site Area (ha)	0.45	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 002 RES – Land north of Cornells Lane (part paddock), Widdington

Parish	Widdington	Source	Call for sites
Existing Use	Private Paddock (related to residential property)	Proposed Use	Residential
Site Area (ha)	0.48	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN
HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 003 RES – Land north of Cornells Lane (whole paddock), Widdington

Parish	Widdington	Source	Call for sites
Existing Use	Private Paddock (related to residential property)	Proposed Use	Residential
Site Area (ha)	1.39	Developable Area (ha)	1.39
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History	None		

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	AMBER
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Widdington 004 RES – Land Rear Of Malt Place, Cornells Lane, Widdington

Parish	Widdington	Source	Refused applications
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	14	Developable Area (ha)	14
Housing assumed capacity	0	Employment floorspace (sqm)	N/A

Site History

UTT/20/2154/FUL allowed on appeal. UTT/21/2649/FUL Approved 1.9.22 - Demolition of five existing buildings, and erection of three new buildings forming 10 residential dwellings. Alternative scheme to that approved under references UTT/20/2154/FUL, UTT/20/0876/FUL and UTT/20/3016/FUL

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS			
Land Classification	Greenfield	Settlement Hierarchy	RED
LOCAL POLICY CONSTRAINTS			
Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		
FLOODING			
Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	AMBER		
POLLUTION			
Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN
NATURAL ENVIRONMENT			
SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT			
Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS	
Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

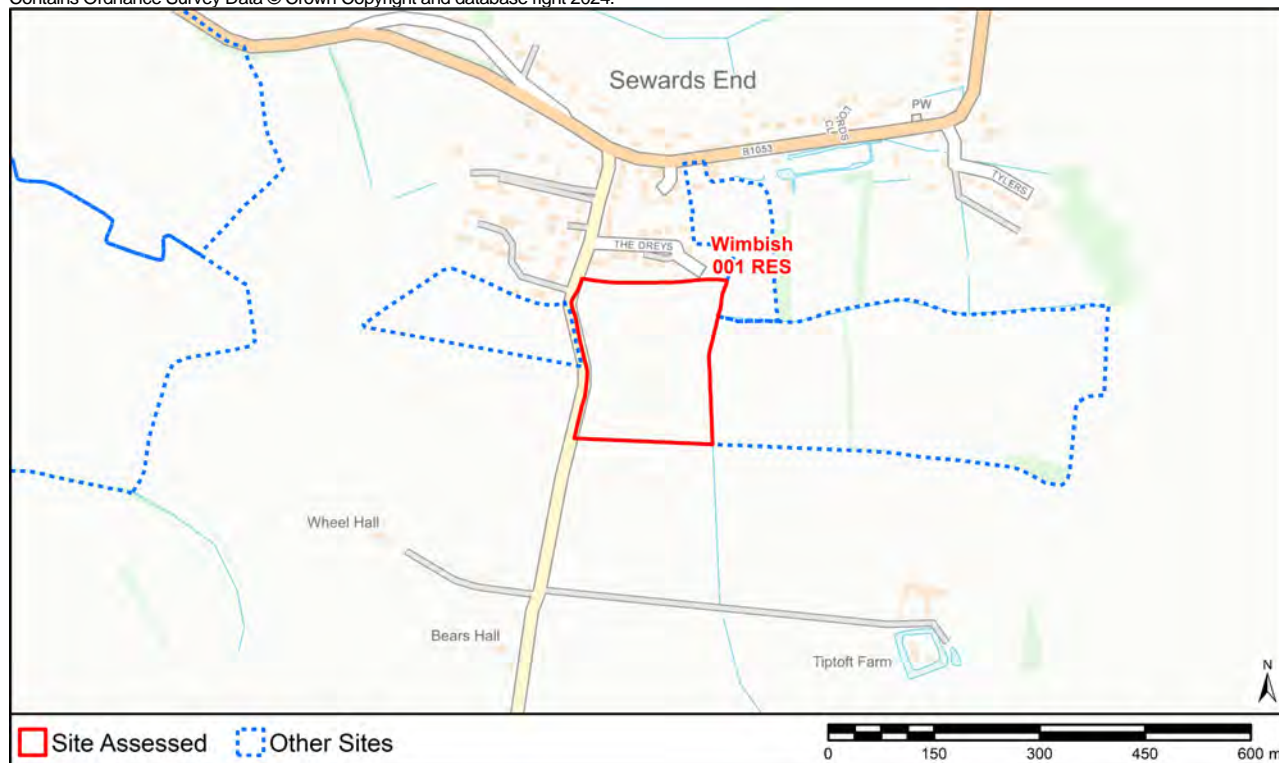
HOUSING TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)					
Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Wimbish 001 RES – Land east of Cole End Lane, Sewards End

Parish	Wimbish	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	4.3	Developable Area (ha)	0
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

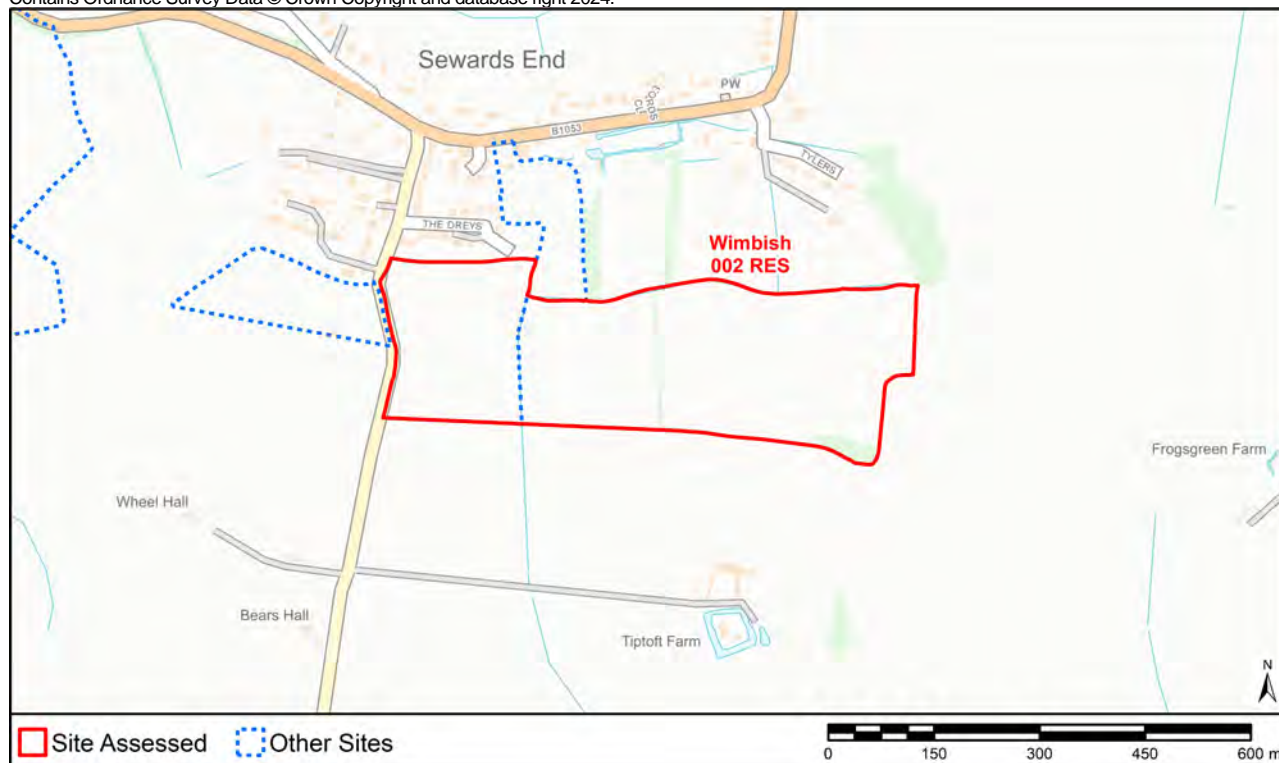
EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Wimbish 002 RES – Land south of Swards End

Parish	Wimbish	Source	Call for sites
Existing Use	Agricultural	Proposed Use	Residential
Site Area (ha)	15.44	Developable Area (ha)	15.44
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Greenfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	AMBER
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	GREEN
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	AMBER
Landscape Sensitivity	GREEN	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Available
Availability commentary	Site is actively promoted by the landowner(s) for development in the Call for Sites or Regulation 18 Consultation. There are no known availability issues on site.
Achievability	Achievable
Achievability commentary	Site is of a viable development typology on the basis of development type, value levels, site type and approximate density. There are no known factors that may impact its achievability.
Site Classification	C: Not considered developable 15+ years

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A

Wimbish 003 MIX – UBLR/19/009 Carver Barracks, Wimbish, Saffron Walden, CB10 2YA

Parish	Wimbish	Source	Brownfield Land Register
Existing Use	MOD Barracks	Proposed Use	Mixed use
Site Area (ha)	79	Developable Area (ha)	78.92
Housing assumed capacity	0	Employment floorspace (sqm)	N/A
Site History		None	

Contains Ordnance Survey Data © Crown Copyright and database right 2024.



NATIONAL CONSTRAINTS

Land Classification	Brownfield	Settlement Hierarchy	RED
---------------------	------------	----------------------	-----

LOCAL POLICY CONSTRAINTS

Green Belt	GREEN	Countryside Protection Zone	GREEN
Public Safety Zone	GREEN	Important Woodland	GREEN
Special Verge	GREEN	Protected Lanes	GREEN
Neighbourhood Plan Designation	No		

FLOODING

Fluvial Flood Risk	GREEN	Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN		

POLLUTION

Aircraft Noise Contour	GREEN	Waste Consultation Area	GREEN
Groundwater Source Protection Zone	GREEN	Mineral Safeguarding Area	GREEN

NATURAL ENVIRONMENT

SSSI	GREEN	SSSI Impact Risk Zones	AMBER
National Nature Reserve	GREEN	Local Wildlife Site	GREEN
Priority Habitat	GREEN	Ancient Woodland	GREEN
Local Geological Site	GREEN	Right of Way	GREEN
Landscape Sensitivity	AMBER	Hatfield Forest Zone of Influence	GREEN
TPO	GREEN	Essex Coast RAMS Zone of Influence	GREEN

HISTORIC ENVIRONMENT

Scheduled Monuments	GREEN	Heritage Sensitivity	GREEN
Listed Buildings	GREEN	Locally Listed Buildings	GREEN

Conservation Area	GREEN	Registered Parks and Gardens	GREEN
HIGHWAYS AND ACCESS			
Highways	AMBER		

CONCLUSIONS

Suitability	Unsuitable
Suitability commentary	The site is in an unsustainable and unsuitable location for residential development.
Availability	Unavailable
Availability commentary	Site is confirmed as unavailable for development.
Achievability	Potentially achievable
Achievability commentary	This development type shows varying levels of viability depending on location. Generally, development of this type in Uttlesford was found to be potentially viable - viable in the District's viability study. Therefore, site is either: of a viable development typology on the basis of development type, value levels, site type and approximate density, and there are no known factors that may impact its achievability; or, site is of a potentially viable development typology on the basis of development type, value levels, site type and approximate density. Please note that this parish has some ward areas with the lowest value levels in Uttlesford (VL1 - VL2). Site specific testing at application stage required.

Site Classification	C: Not considered developable 15+ years
----------------------------	---

HOUSING TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Number of dwellings	N/A	N/A	N/A	N/A	N/A

EMPLOYMENT TRAJECTORY (FROM 1 APRIL 2024)

Years	0-5	6-10	11-15	16-17	Beyond plan period
Floorspace (sqm)	N/A	N/A	N/A	N/A	N/A