

# Appendix A Stage 1 to Stage 5 Site Selection Assessment

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# Key Settlements

## Great Dunmow

### HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
GtDunmow 012 RES	Wood Field, Woodside Way, Great Dunmow	5.38	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, the site has a resolution to grant (UTT/22/1802/FUL) for the construction of 120 dwellings, car parking, landscaping, play area and associated infrastructure subject to conditions and S106 Agreement in January 2023. Given its advanced stage, it is not required for further consideration at Stage 2. Planning permission has been subsequently granted on 17th May 2024.
GtDunmow 014 RES	Land south of Stortford Road and west of Buttleys Lane, Great Dunmow	2.13	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 016 RES	Garden to Pharisee House	3.94	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
GtDunmow 024 RES	Sectors 2 & 3 Woodlands Park, Great Dunmow	0.85	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 025 RES	Sector 3, Phase 3, Woodlands Park, Great Dunmow	3.76	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 026 RES	Sector 3, Woodland Park, Great Dunmow	12.37	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed

Site Reference	Site Address	Site Area (Ha)	Comment
			as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 027 RES	Sector 2, Phase 4, Woodlands Park, Great Dunmow	8.56	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 028 RES	Sector 1, Emblems 2, Land to the north of Godfrey Way, Great Dunmow, CM6 1EF	4.97	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 029 RES	Ld at Smiths Farm, Chelmsford Road, Great Dunmow (West of Chelmsford Road)	20.62	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 030 RES	Land East Of Green Hollow, Clapton Hall Lane, Great Dunmow	0.38	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 031 RES	Sector 3 Woodland Park, Great Dunmow, Woodside Way, Dunmow	0.33	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 033 RES	Land East Of St Edmunds Lane, Great Dunmow	1.79	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 036 RES	The Old Mill, Haslers Lane, Great Dunmow, CM6 1XS	0.04	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

Site Reference	Site Address	Site Area (Ha)	Comment
GtDunmow 037 RES	Plots 417-546 Woodlands Park	1.41	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 038 RES	The Cricketers, 22 Beaumont Hill, Great Dunmow, CM6 2AP	0.11	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 039 RES	Green Hollow, Clapton Hall Lane, Great Dunmow, CM6 1JF	0.48	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 040 RES	DS3 Land South of Stortford Road	17.85	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 041 RES	DS2 The Existing HRS Site	10.89	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 042 RES	Land East Of St Edmunds Lane North Of Tower View Drive, St Edmunds Lane, Great Dunmow	2.92	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. The site was considered for the erection of 30 no. self build and custom dwellings (UTT/22/2035/FUL) and the Planning Committee resolved to grant permission on the 8 <sup>th</sup> February 2023. Given its advanced stage, it is not required for further consideration at Stage 2.
GtDunmow 044 RES	Land Adjacent The Granary, Stortford Road, Great Dunmow	0.29	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.



Site Reference	Site Address	Site Area (Ha)	Comment
GtDunmow 045 RES	77 High Street, Great Dunmow, CM6 1AE	0.3	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 046 RES	Sector 2, Woodlands Park, Great Dunmow	2.17	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
GtDunmow 048 MIX	Land at Marks Farm House, Great Dunmow	2.93	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
LtEaston 008 RES	Sector 4, Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	11.94	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

#### HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comments
GtDunmow 001 RES	Highwood Farm, Buttleys Lane, Great Dunmow	1.3	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.
GtDunmow 020 RES	Alexia House, Randall Close, Dunmow, CM6 1UN	0.91	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.
GtDunmow 022 RES	UBLR/17/008 Council Depot, New Street, Great Dunmow, CM6 1BH	0.29	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.
GtDunmow 034 RES	Dunmow Farm, The	0.94	The site is unable to deliver 100 home or above individually

Site Reference	Site Address	Site Area (Ha)	Comments
	Broadway, Great Dunmow, CM6 3BJ		or cumulatively with adjacent sites. It is not located within or in close proximity to the top two-tier settlements of the District.
GtDunmow 035 RES	Tiggers Ongar Road, Great Dunmow, CM6 1EX	0.5	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.

### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
GtDunmow 003 RES	Land east of St Edmunds Land and north of Braintree Road, Great Dunmow	7.9	Clear Omission Site Option	The majority of the site has planning permission and is assessed as GtDunmow042RES. The remaining area of the site is proposed for retention for agricultural use and is not promoted for strategic residential development.
GtDunmow 006 MIX	Land between B1008 and Clapton Hall Lane, Great Dunmow	28.84	Clear Omission Site Option	The site is poorly related to the existing settlement of Great Dunmow, given that the A120 separates it from existing facilities and services.
GtDunmow 007 MIX	Land south of A120, Great Dunmow	133.92	Clear Omission Site Option	The site is poorly related to the existing settlement of Great Dunmow, given that the A120 separates it from existing facilities and services.
GtDunmow 008 MIX	Land east of Great Dunmow, Braintree Road, Great Dunmow	86.31	Marginal Preferred Site Option	The site is removed from the main built-up area of Great Dunmow but is in close proximity to a committed economic development south of Braintree Road. It is relatively close to the town centre of Great Dunmow. However, it is physically separated from Great Dunmow by the existing road network to the north and the River Chelmer to the east. The eastern part of the site is in Flood Zones 2 and 3, which would need to be

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				mitigated. The site is of high landscape sensitivity due to the smaller scale of the landscape and extensive scattered semi-natural habitats across the parcel. It is noted that a landscape concept plan noting the opportunities to support comprehensive landscaped green/blue infrastructure along the River Chelmer Corridor has been submitted. The development of the site is likely to impact the setting of a number of Grade II listed buildings in proximity, which would need to be considered.
GtDunmow 009 RES	Land off The Broadway, Great Dunmow	111.5	Clear Preferred Site Option	The site is adjacent to the built-up area of Church End. Development of the site would deliver a strategic urban extension to Church End and is considered to relate suitably well to Great Dunmow. It is not subject to any 'showstopper' constraints and has the potential to deliver a sustainable and proportionate extension to the existing built-up area. It is in a relatively sustainable location in relation to walking and cycling to key destinations within the town centre through appropriate enhancements. Access is available onto the adjacent highway network. Development impacts on the existing highways network could be mitigated through reducing the development capacity to approximately 900 dwellings and improvements via B1057 eastbound through the town centre. The site is of moderate to high landscape sensitivity to residential development. The site is within the setting of a number of designated heritage assets including the setting of Church End Conservation Area, St Mary's Church, Crouches, and Diamond Cottage which would need to be considered. Part of the site is in Flood Zone 3. The site contains or is adjacent to a number of woodlands identified as priority habitats or ancient woodland, but these could be positively incorporated through sensitive

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				design.  The assessment has considered the planning history of the site including UTT/19/1802/OP. Owing to the size of the site, it is considered that the potential impacts on the rural landscape and heritage assets have a reasonable prospect to be mitigated through a strengthened landscape framework and sensitive design.
GtDunmow 010 RES	Land off The Broadway, Great Dunmow	6.69	Marginal Omission Site Option	The site is adjacent to the built-up area of Church End. Development of the site in isolation would limit opportunities for mitigating its impacts on the urbanisation of the rural area, which makes a significant contribution to the setting of the Church End (Great Dunmow) Conservation Area and a number of designated heritage assets in close proximity. The site is of moderate to high landscape sensitivity to residential development. The site is therefore discounted from further assessment.
GtDunmow 013 RES	Land north of B1256, Great Dunmow	3.74	Marginal Omission Site Option	The site is adjacent to the built-up area of Great Dunmow. Development of the site would harm the character and appearance of the setting of Chelmer Valley and significantly encroach upon the historically isolated Grade II listed building at Dunmow Park and its parkland setting. There is limited potential to appropriately mitigate the significant adverse impacts on the existing landscape character and heritage setting. The site is therefore discounted from further assessment.
GtDunmow 017 RES	Land east of B1008, Great Dunmow	27.54	Clear Preferred Site Option	The site is adjacent to the built-up area of Great Dunmow and Church End. Previous assessments show that development of the site would have significant adverse impacts on the

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				<p>landscape setting of Chelmer Valley. The eastern edge of the site is in Flood Zone 3. The site is also of high heritage sensitivity within and adjacent to nationally significant Scheduled Ancient Monuments including the Parsonage Farm moated site and Square and Circular Barrows 260m southeast of Parsonage Farm, a number of listed buildings, and the setting of the Church End (Great Dunmow) Conservation Area.</p> <p>Further site-specific consideration of the promoted scheme resubmitted at Regulation 18 Consultation demonstrates its potential to appropriately mitigate the identified development impacts. The resubmitted scheme aims to provide a mix of custom/self-build homes, care home, and senior living housing concentrated at the southwestern corner of the site fronting the B1008 and existing/committed development, and over 20 hectares of publicly accessible green space to enhance the landscape character of the River Chelmer corridor. It maintains the separation of Great Dunmow and Church End. This also offers opportunities to preserve and enhance the setting views to and from Church End, St Mary's Church, and Chelmer Valley, as well as views identified in the Neighbourhood Plan from the B1008.</p>
GtDunmow 018 RES	Land east of Bigods Lane, Great Dunmow	3.84	Marginal Omission Site Option	The site is adjacent to the built-up area of Church End. Development of the site in isolation would provide limited opportunities for mitigating its harm to the rural landscape character and appearance. The site is of moderate to high landscape sensitivity to residential development. The site is therefore discounted from further assessment.
GtDunmow 019 MIX	Land north of	9.08	Marginal	The site is located to the north of Braintree Road, partly

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
	Braintree Road, Great Dunmow		Omission Site Option	adjacent to committed residential development to the north. The western part of the site adjacent to the built-up area has planning permission for 32 self-build and custom-build dwellings, with vehicular access from Braintree Road. The site is of moderate to high landscape sensitivity to residential development. It wraps around two Grade II listed heritage assets and is located in close proximity to a number of other designated heritage assets. The site is subject to risk of surface water flooding which would need to be mitigated. The site is likely to elongate the linear settlement pattern along St Edmund Lane to the east, with limited development frontage connecting to the existing built-up area. Full development of the site is likely to impact the settlement and landscape character at this location. The site contains priority habitats (deciduous woodland). The site is identified as a potential archaeological site.
GtDunmow 049 MIX	Land south west of Great Dunmow, Great Dunmow	49.09	Clear Omission Site Option	The site is greenfield located to the south of B1256 and north of A120, adjacent to the built up area of Great Dunmow. It is characterised by a network of woodland identified as priority habitats (deciduous woodland) and designated Local Wildlife Sites located along its northern and eastern area adjacent to the existing built up area, as well as centrally across the site. The site does not have a clear access. Development of the site is likely to be fragmented and located at the southern part of the site, poorly related to the existing built up area (including committed development). The site is subject to risk of surface water flooding. The site is in close proximity to a number of designated heritage assets. The site is of moderate to high landscape sensitivity to mixed-use development.

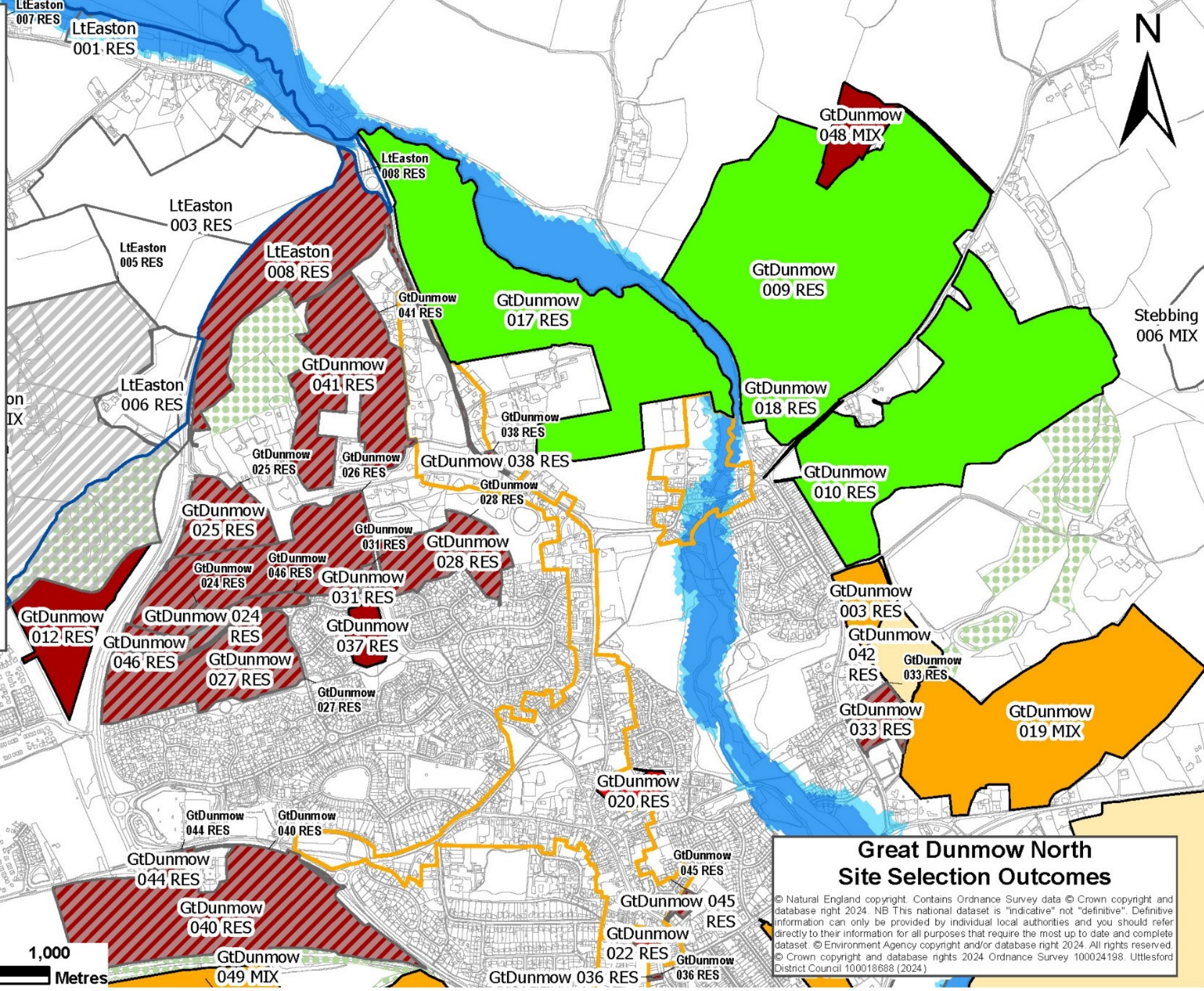
### HELAA sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Proposed Strategic Allocations

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
GtDunmow 008 RES	Land east of Great Dunmow, Braintree Road, Great Dunmow	86.31	Strategic growth to the southeast (GtDunmow 008 RES) is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 4 site, which consists of omission sites that feature (as a variable) in the RA growth scenarios.	N/A. Site discounted at earlier stage.
GtDunmow 009 RES	Land off The Broadway, Great Dunmow	111.5	Strategic growth to the northeast (GtDunmow 017 RES) and east (GtDunmow 009RES) is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 3 site, which consists of proposed allocations that are a variable across the RA growth scenarios now.	The site is selected as part of the proposed strategic allocations.
GtDunmow 017 RES	Land east of B1008, Great Dunmow	27.54	Strategic growth to the northeast (GtDunmow 017 RES) and east (GtDunmow 009RES) is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 3 site, which consists of proposed allocations that are a variable across the RA growth scenarios now.	The site is selected as part of the proposed strategic allocations.



# Legend

- Parish Boundaries
- Completions and Commitments
- Sites within or adjacent to top two tier settlements discounted at Stage 1
- Sites within or adjacent to top two tier settlements discounted at Stage 2
- Sites within or adjacent to top two tier settlements discounted at Stage 3
- Sites within or adjacent to top two tier settlements discounted at Stage 4
- Sites within or adjacent to top two tier settlements discounted at Stage 5
- Proposed Strategic Allocations
- All sites considered through the Housing and Economic Land Availability Assessment
- Conservation Areas
- Local Wildlife Sites
- Sites of Special Scientific Interest (SSSI)
- Flood Zone 3
- Flood Zone 2

















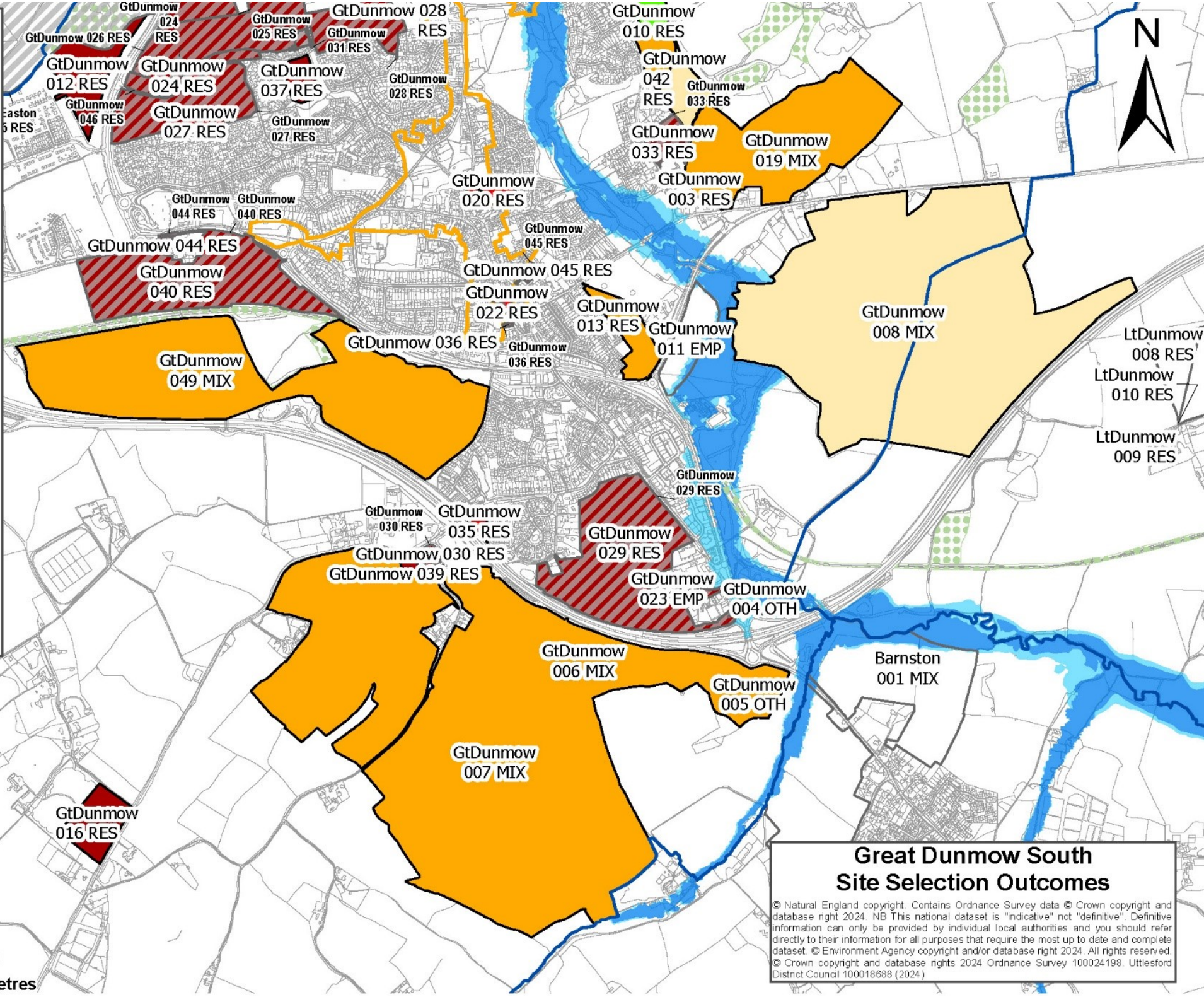
## Great Dunmow North Site Selection Outcomes

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# Legend

-  Parish Boundaries
-  Completions and Commitments
-  Sites within or adjacent to top tier settlements discounted at Stage 1
-  Sites within or adjacent to top two tier settlements discounted at Stage 2
-  Sites within or adjacent to top two tier settlements discounted at Stage 3
-  Sites within or adjacent to top two tier settlements discounted at Stage 4
-  Sites within or adjacent to top two tier settlements discounted at Stage 5
-  Proposed Strategic Allocations
-  All sites considered through the Housing and Economic Land Availability Assessment
-  Conservation Areas
-  Local Wildlife Sites
-  Sites of Special Scientific Interest (SSSI)
-  Flood Zone 3
-  Flood Zone 2



**Great Dunmow South Site Selection Outcomes**

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# Saffron Walden

## HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
SafWalden 002 RES	Land to the north of De Vigier Avenue, Saffron Walden	0.48	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 003 RES	Land south of Radwinter Road, (East of Griffin Place) Saffron Walden	17.47	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 008 RES	Land north east of Thaxted Road, Saffron Walden	4.09	Have potential to demonstrate suitability, availability, and achievability within 5-15 years. Since the Stage 1 assessment was undertaken, outline planning permission (S62A/2023/0031) has been granted for the erection of 55 dwellings (April 2024).
SafWalden 010 RES	Former Friends School Playing Field, Saffron Walden	7.05	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
SafWalden 011 RES	Former Friends School, Saffron Walden, CB11 4AL	3.28	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 013 RES	Land east of Petts Lane, Little Walden	1.00	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
SafWalden 014 RES	Parkside, Saffron Walden	0.32	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 021 MIX	Commercial Centre, Ashdon Road,	4.78	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as



Site Reference	Site Address	Site Area (Ha)	Comment
	Saffron Walden, CB10 2NH		of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 024 RES	Ashdon Rd, Commercial Centre, Ashdon Rd, Saffron Walden	12.88	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 025 RES	Land South Of Radwinter Road, Saffron Walden	13.13	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 026 RES	Land Off Little Walden Road, Saffron Walden	4.49	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 027 RES	Land Behind The Old Cement Works, Thaxted Road, Saffron Walden	0.96	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 028 RES	Land East Of Thaxted Road, Saffron Walden	9.27	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 029 RES	Land At Thaxted Road, Saffron Walden	0.54	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 030 RES	Former Walden Dairy, 135 Thaxted Road, Saffron Walden, CB11 3BJ	0.14	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

Site Reference	Site Address	Site Area (Ha)	Comment
SafWalden 034 RES	The Gate Inn, 74 Thaxted Road, Saffron Walden, CB11 3AG	0.13	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
SafWalden 035 RES	Land North Of Shire Hill Farm, Shire Hill, Saffron Walden	7.05	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

#### HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comments
SafWalden 004 RES	46 Radwinter Road, Saffron Walden	0.43	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
SafWalden 012 RES	Land west of Little Walden Road, Saffron Walden	1.22	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
SafWalden 016 MIX	UBLR/17/001 56 High Street, Saffron Walden CB10 1EF	0.09	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
SafWalden 017 RES	UBLR/17/002 Viceroy Coaches, Rear of 10-12 Bridge Street, Saffron Walden, CB10 1BU	0.244	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
SafWalden 018 RES	UBLR/17/005 Jossaume, Thaxted Road, Saffron	0.417	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.

Site Reference	Site Address	Site Area (Ha)	Comments
	Walden CB11 3AA		
SafWalden 031 RES	Auton Croft, Saffron Walden	0.52	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
SafWalden 036 RES	Land to the North East of Thaxted Road, Granite, Knight Park, Saffron Walden	2.09	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.

#### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
SafWalden 001 RES	Land east of Shire Hill Farm and south of Radwinter Road	30.02	Clear Preferred Site Option	The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and is considered a sustainable location for strategic growth. The site is to the east of Saffron Walden and is relatively well connected to its services, facilities, and employment offer, as well as being on the relatively less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, landscape, heritage, education provision, and other infrastructure requirements, but there are no issues that suggest development can't proceed within the plan period.

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
SafWalden 005 RES	Herberts Farm, Debden Road, Saffron Walden	12.07	Marginal Omission Site Option	The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and is considered a sustainable location for strategic growth. The site is to the southeast of Saffron Walden and is relatively well connected to its services, facilities, and employment offer, as well as being on the relatively less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Further investigation during Regulation 18 shows that the site is subject to high heritage sensitivity associated with a listed farmhouse making it less suitable for development, with elevated visual sensitivity associated with its topography rising to the south towards a high point within the site.
SafWalden 006 RES	Land south of Saffron Walden	23.02	Clear Preferred Site Option	The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and is considered a sustainable location for strategic growth. The site is to the southeast of Saffron Walden and is relatively well connected to its services, facilities, and employment offer, as well as being on the relatively less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, heritage, landscape, education provision, and other infrastructure requirements, but there are no issues that suggest development can't proceed within the plan period. The site contains Tree Preservation Orders. Part

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				of the site has planning permission for residential development.
SafWalden 037 MIX	Land to the South of Debden Road	10.91	Clear Preferred Site Option	The site is adjacent to the built-up area and committed residential developments in Saffron Walden. Saffron Walden is the largest settlement in the District and is considered a sustainable location for strategic growth. The site is to the east of Saffron Walden and is relatively well connected to its services, facilities, and employment offer, as well as being on the relatively less sensitive side of the town in landscape terms. Housing would also be delivered in one of the more affordable areas of the district (notwithstanding relatively high house prices). Mitigation measures would be required in terms of access, heritage, landscape, education provision, risk of surface water flooding, and other infrastructure requirements, but there are no issues that suggest development can't proceed within the plan period.

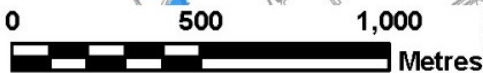
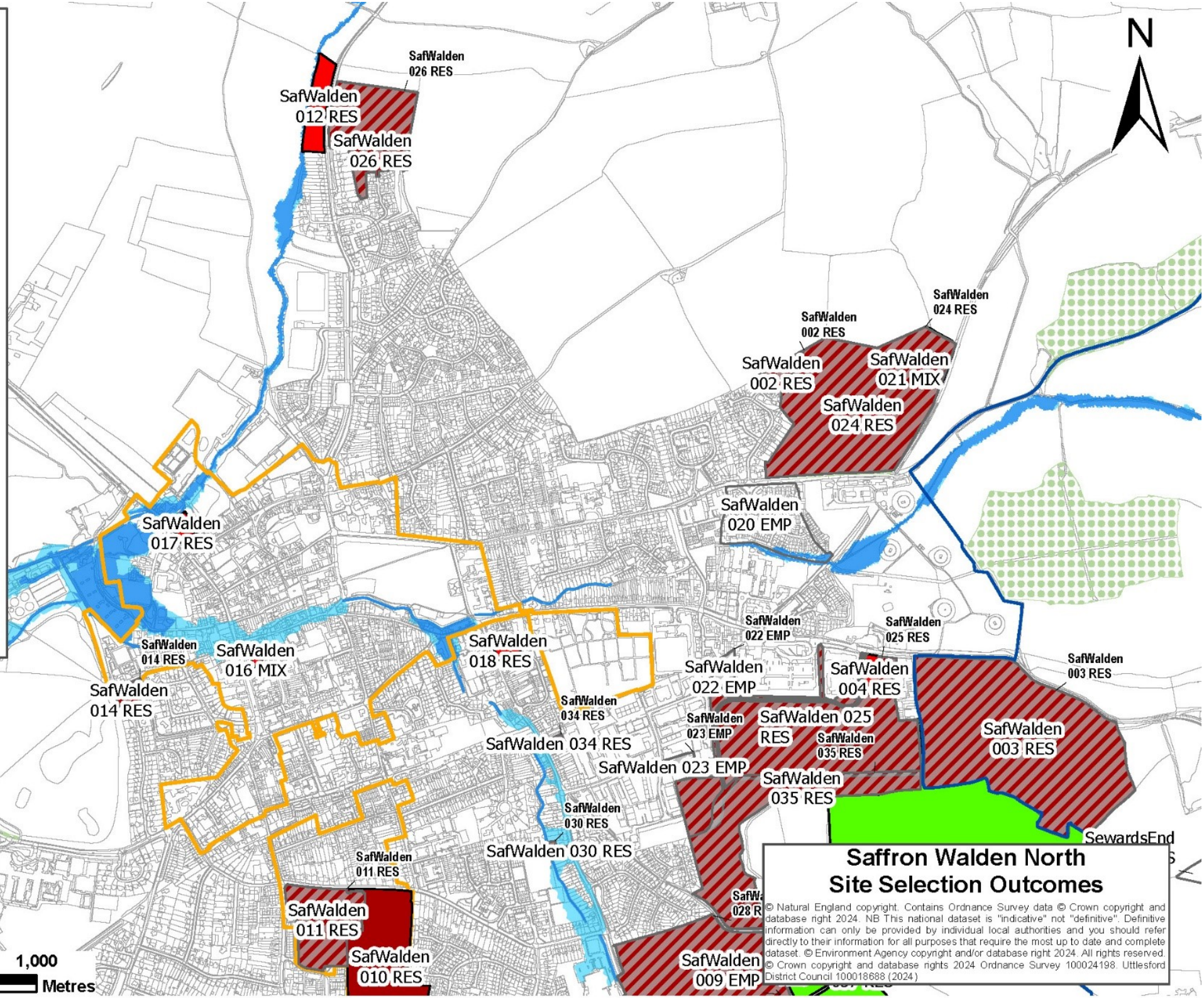
### HELAA sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Proposed Strategic Allocations

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Allocation
SafWalden 001 RES	Land east of Shire Hill Farm and south of Radwinter Road	30.02	Strategic growth to the east and southeast of Saffron Walden is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 2 site, which consists of proposed allocations that are a constant across the scenarios now but were a variable at Regulation 18.	The site is selected as part of the proposed allocations for mixed use development.
SafWalden 006 RES	Land south of Saffron Walden	23.02	Strategic growth to the east and southeast of Saffron Walden is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 2 site, which consists of proposed allocations that are a constant across the scenarios now but were a variable at Regulation 18.	The site is selected as part of the proposed allocations for mixed use development.
SafWalden 037 MIX	Land to the South of Debden Road	10.91	Strategic growth to the east and southeast of Saffron Walden is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 2 site, which consists of proposed allocations that are a constant across the scenarios now but were a variable at Regulation 18.	The site is selected as part of the proposed allocations for mixed use development.



# Legend

-  Parish Boundaries
-  Completions and Commitments
-  Sites within or adjacent to top two tier settlements discounted at Stage 1
-  Sites within or adjacent to top two tier settlements discounted at Stage 2
-  Sites within or adjacent to top two tier settlements discounted at Stage 3
-  Sites within or adjacent to top two tier settlements discounted at Stage 4
-  Sites within or adjacent to top two tier settlements discounted at Stage 5
-  Proposed Strategic Allocations
-  All sites considered through the Housing and Economic Land Availability Assessment
-  Conservation Areas
-  Local Wildlife Sites
-  Flood Zone 3
-  Flood Zone 2



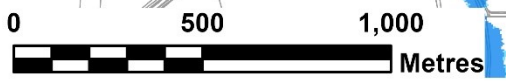
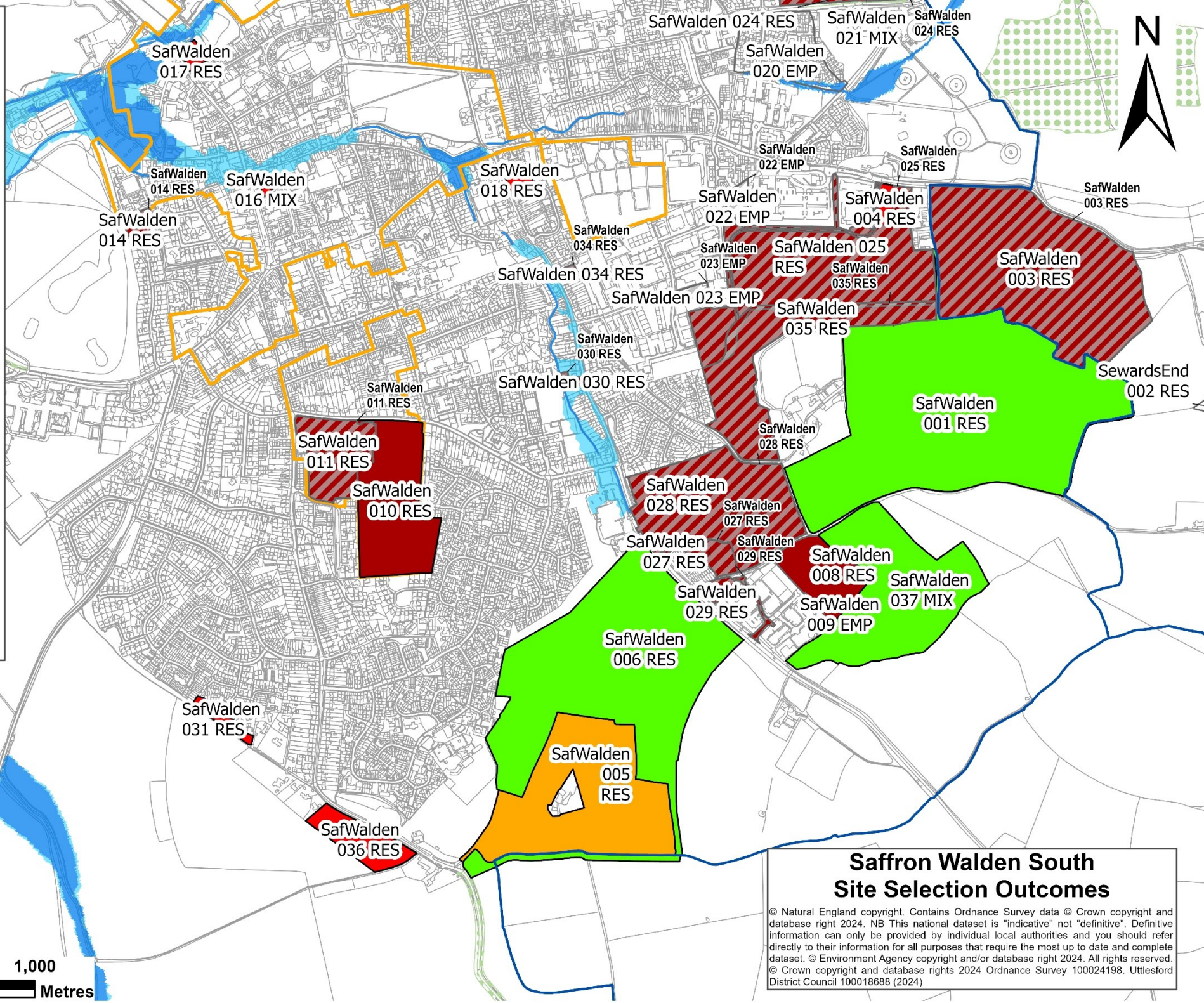
**Saffron Walden North  
Site Selection Outcomes**

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# Legend

-  Parish Boundaries
-  Completions and Commitments
-  Sites within or adjacent to top two tier settlements discounted at Stage 1
-  Sites within or adjacent to top two tier settlements discounted at Stage 2
-  Sites within or adjacent to top two tier settlements discounted at Stage 3
-  Sites within or adjacent to top two tier settlements discounted at Stage 4
-  Sites within or adjacent to top two tier settlements discounted at Stage 5
-  Proposed Strategic Allocations
-  All sites considered through the Housing and Economic Land Availability Assessment
-  Conservation Areas
-  Local Wildlife Sites
-  Flood Zone 3
-  Flood Zone 2



**Saffron Walden South  
Site Selection Outcomes**

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## Stansted Mountfitchet

### HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Stansted 002 RES	Land south of Elsenham Road, Stansted Mountfitchet	4.34	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Stansted 003 RES	Land at Pines Hill, Stansted Mountfitchet	1.71	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 008 RES	Land off B1051 Elsenham	0.43	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 009 RES	Land to the west of Stansted Mountfitchet	39.7	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 010 RES	Land south of Bentfield End Causeway, Stansted Mountfitchet	5.96	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 011 RES	Land west of Pennington Lane, Stansted Mountfitchet	9.12	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Stansted 014 RES	Land at Snakes Lane, Stansted Mountfitchet	0.3	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 016 RES	Eastfield Stables, May Walk, Stansted Mountfitchet	3.3	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 017 RES	B1051, Stansted	3.55	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 018 RES	Land at Elms Farm, Stansted Mountfitchet	8.81	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Stansted 021 RES	Land to rear of 19 Bentfield Causeway,	1.23	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.

Site Reference	Site Address	Site Area (Ha)	Comment
	Stansted Mountfitchet		
Stansted 023 RES	Land east of High Lane, Stansted Mountfitchet	3.45	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Stansted 024 RES	Land east of High Lane, Stansted Mountfitchet	3.45	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Stansted 028 RES	Land North Of Water Lane, Stansted	0.15	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Stansted 029 RES	West Winds Normans Way, Stansted	0.2	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Stansted 036 RES	Marlensdale, Burton End, Stansted	0.27	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Stansted 038 MIX	Land northwest of Stansted Airport, Stansted Mountfitchet	60.70	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.

### HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comments
Stansted 019 RES	Stansted Youth Centre, Lower Street Stansted	0.18	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Stansted 026 RES	Almont House, High Lane, Stansted, CM24 8LE	0.65	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Stansted 032 RES	Police Station Hargrave Close Stansted, CM24 8DL	0.08	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.

### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Stansted 001 RES	Alsa Lodge, Alsa Street, Stansted	3.82	Clear Omission Site Option	The site is poorly related to the existing settlement and is therefore discounted from further assessment. The site also does not have satisfactory access. Residential development in this location would require significant off-site upgrades to the local road network. The site contains a Grade II listed building and priority habitats at the periphery.
Stansted 012 RES	Land west of Pennington Lane, Stansted Mountfitchet	52.84	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic growth as a Key Settlement. The north of Stansted Mountfitchet is identified to be of moderate to high landscape sensitivity, which is

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				the lowest impact area in this location apart from the Green Belt. West of Pennington Lane is considered more sensitive in landscape terms. The site does not currently have satisfactory access owing to the status of Pennington Lane as a historic route. Strategic development at this location would require significant off-site upgrades to the local road network.
Stansted 013 RES	Land east of High Lane, Stansted Mountfitchet	8.98	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic growth as a Key Settlement. The site is in an accessible location within walking distance of Stansted railway station. The site has suitable access onto the Strategic Road Network via the B1383 and through the main settlement. The north of Stansted Mountfitchet is identified to be of moderate to high landscape sensitivity, which is the lowest impact area in this location apart from the Green Belt. The site partly falls within Flood Zone 3 and mitigation measures would need to be included within a site-specific policy.
Stansted 015 RES	Land west of Cambridge Road and north of Walpole Meadows, Stansted Mountfitchet	23.01	Clear Preferred Site Option	The site is adjacent to the built-up area of Stansted Mountfitchet. Stansted Mountfitchet is considered a sustainable location for strategic growth as a Key Settlement. The site has suitable access onto the Strategic Road Network via the B1383 and through the main settlement. The north of Stansted Mountfitchet is identified to be of

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				<p>moderate to high landscape sensitivity, which is the lowest impact area in this location apart from the Green Belt. The site partly falls within Flood Zone 3 and mitigation measures would need to be included within a site-specific policy.</p>
Stansted 022 RES	Land south of Elsenham Road, Stansted Mountfitchet	4.56	Marginal Omission Site Option	<p>The site is located at the rural transitional edge of Stansted Mountfitchet along the B1051. It is relatively poorly located to the main built-up area and key services. The site is of moderate to high landscape sensitivity to residential development owing to its rural character, undulating topography, valued semi-natural habitats, time-depth, and the wooded rural setting they provide to Stansted Mountfitchet.</p>

### HELAA sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Proposed Strategic Allocations

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
Stansted 012 RES	Land west of Pennington Lane, Stansted Mountfitchet	52.84	The site was examined closely through the appraisal of reasonable alternative growth scenarios at the draft Plan stage to deliver a strategic scale scheme to support a new primary school. However, as explained in the Sustainability Appraisal, the situation has now moved on, including on the basis of increased confidence regarding potential to deliver a new primary school at nearby Elsenham. Site 015 includes flexibility to potentially deliver a primary school, as per the County Council's recommendation. There is also quite a strong argument for drawing upon Pennington Lane to define the settlement edge and, in turn, an overall strong argument for ruling out Site 012 from the Stansted Mountfitchet growth scenarios.	N/A. Site discounted at earlier stage.
Stansted 013 RES	Land east of High Lane, Stansted Mountfitchet	8.98	The site is considered as part of the Reasonable Alternatives for Stansted Mountfitchet. It aligns with the Local Plan's draft Spatial Strategy.	The site is selected as part of the proposed strategic allocations.
Stansted 015 RES	Land west of Cambridge Road and north of Walpole Meadows, Stansted Mountfitchet	23.01	The site is considered as part of the Reasonable Alternatives for Stansted Mountfitchet. It aligns with the Local Plan's draft Spatial Strategy.	The site is selected as part of the proposed strategic allocations.







# Local Rural Centres

## Elsenham

### HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Elsenham 001 RES	Land at Tye Green, Elsenham, CM22 6DY	181.26	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Elsenham 003 MIX	Water Circle, London Stansted, CM22 6DR	18.59	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Elsenham 005 RES	Land south of Henham Road, Elsenham, CM22 6DH	5.35	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Elsenham 007 RES	Land To The West Of The Oak Barn, Green Street, Elsenham, CM22 6DR	0.35	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Elsenham 008 RES	Land To The West Of, Isabel Drive, Elsenham, CM22 6LL	3.19	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Elsenham 009 RES	Land South Of Rush Lane, Elsenham, CM22 6ED	2.26	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Elsenham 010 RES	Land To The North West Of Henham Road, Elsenham, CM22 6DF	19.70	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

Site Reference	Site Address	Site Area (Ha)	Comment
Elsenham 011 RES	South of Hall Lane, Gaunt's End	8.03	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Henham 010 RES	Land South Of The Farmhouse, Old Mead Road, Henham	0.99	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Henham 012 RES	Land At Old Mead Road, Henham, CM22 6JL	0.44	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

#### HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
Henham 001 RES	Land west of Old Mead Road, Elsenham	0.61	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Henham 002 RES	Land east of Old Mead Road, Elsenham	2.5	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.

### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Henham 006 RES	Land east of Station Road, Elsenham	4.14	Clear Preferred Option	The site is located adjacent to the settlement of Elsenham and within close walking distance to Elsenham railway station. The majority of the site has planning permission for residential development, with approximately 4.15 Ha of the remaining land available for further development. This part of the site is capable of delivering strategic growth of more than 100 homes. The site falls within an area of low to moderate landscape sensitivity to development. The site is in close proximity to the Grade II listed Waiting Room on the east side of the line at Elsenham station, which would need to be considered. Other key constraints identified relate to the risk of surface water flooding.
Ugley 004 RES	Land at Bedwell Road, Elsenham	13.13	Clear Omission Site Option	The site is located within the Parish of Ugley but is adjacent to the settlement of Elsenham. Currently, there is no evidence to show that the noise from the M11 motorway and the West Anglia Main Line Railway could be appropriately mitigated. Therefore, the site is assessed as a Clear Omission Site Option. The site is also of high landscape sensitivity and is within a medium to high heritage sensitivity area. Part of the site is subject to the risk of surface water flooding, which would need to be mitigated. The northwestern part of the site is identified to be of archaeological value. Multiple public rights of way run across the site.

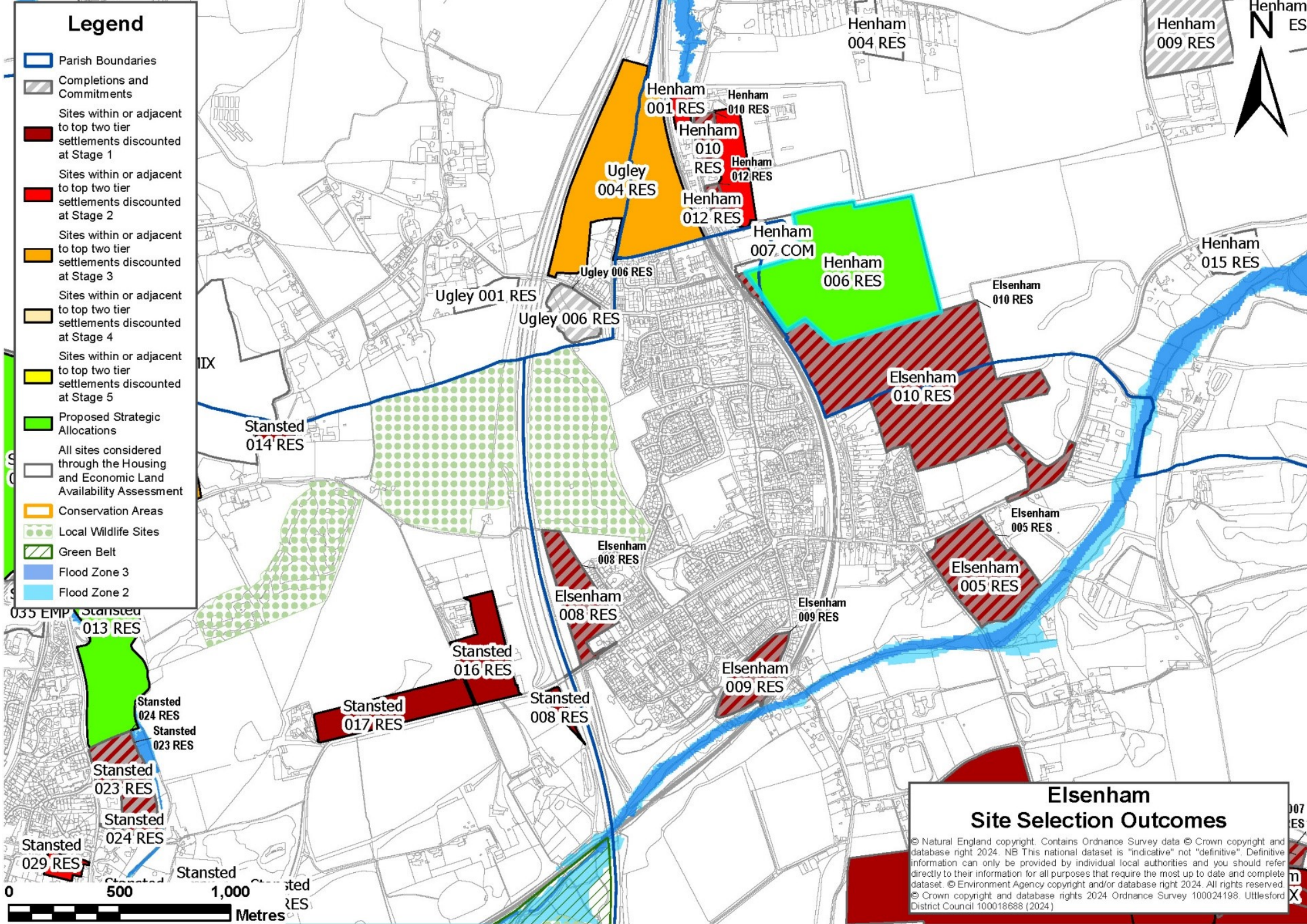
### HELAA sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Proposed Strategic Allocations

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
Henham 006 RES	Land east of Station Road, Elsenham	4.14	The uncommitted part of Henham 006 RES is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 1 site, which consists of proposed allocations that are a constant across the growth scenarios now, and were also at Regulation 18.	The site is selected as part of the proposed strategic allocations.  Further masterplanning work shows that the site presents opportunities to extend to the east in order to align with the wider committed development to the south. This part of the site is confirmed as available with no showstopper suitability constraints. The total site area proposed for allocation is 7.5 Ha.



# Legend

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-  Flood Zone 3
-  Flood Zone 2



## Elsenham Site Selection Outcomes

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# Great Chesterford

## HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
GtChesterford 003 RES	Burtonwood Farm Cow Lane, Great Chesterford	141.17	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
GtChesterford 008 RES	Field House Farm Field Farm Drive, Great Chesterford	7.98	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
GtChesterford 012 RES	Land North Of Bartholomew Close Bartholomew Close, Great Chesterford, CB10 1QA	0.44	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
LtChesterford 001 RES	Land East of London Road, Little Chesterford	7.08	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
LtChesterford 005 RES	Land To The South West Of London Road Little Chesterford	3.2	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

## HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comment
GtChesterford 001 RES	The old chalk pit Walden Road, Great Chesterford	0.91	The site is unable to deliver 100 homes or above. Development of the site with adjacent sites are considered in GtChesterford 011 MIX.



### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
GtChesterford 002 RES	Land between Walden Road and Newmarket Road, Great Chesterford	30.16	Clear Omission Site Option	The site is located to the north of Great Chesterford. Great Chesterford is considered a sustainable location for strategic growth. The site is relatively well connected to local services, facilities, and employment opportunities. It is located on the less sensitive side of the town in landscape terms. Part of the site falls within Flood Zones 2 and 3, which would require appropriate mitigation. The site contains and is adjacent to the Scheduled Monument of the Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford. Consultation with Historic England identifies the potential development impacts on the Scheduled Ancient Monument as significant and could not be appropriately mitigated.
GtChesterford 006 MIX	Land south east of A11 and north east of B184 (1500 scheme)	148.78	Clear Omission Site Option	The site is in a relatively elevated position, removed from the settlement of Great Chesterford but adjacent to the A11. Development of the site would poorly relate to the settlement of Great Chesterford and significantly impact its historic settlement pattern and character. There is currently no adequate evidence to suggest that the site would be supported by frequent sustainable transport. The site includes a Grade II listed building, which would need to be considered as part of the development proposals.
GtChesterford 007 MIX	Land south east of A11 and north east of B183 (3500 scheme)	332.44	Clear Omission Site Option	The site is removed from the settlement of Great Chesterford but is adjacent to the A11. It is assessed to have a higher landscape sensitivity to mixed-use development due to the small scale and open character of the landscape and the general pattern of the built form. There are also extensive long views from Park Farm, and new development in this location may intrude on views from the surrounding countryside. Development of the site as a standalone Garden Community is likely to have significant



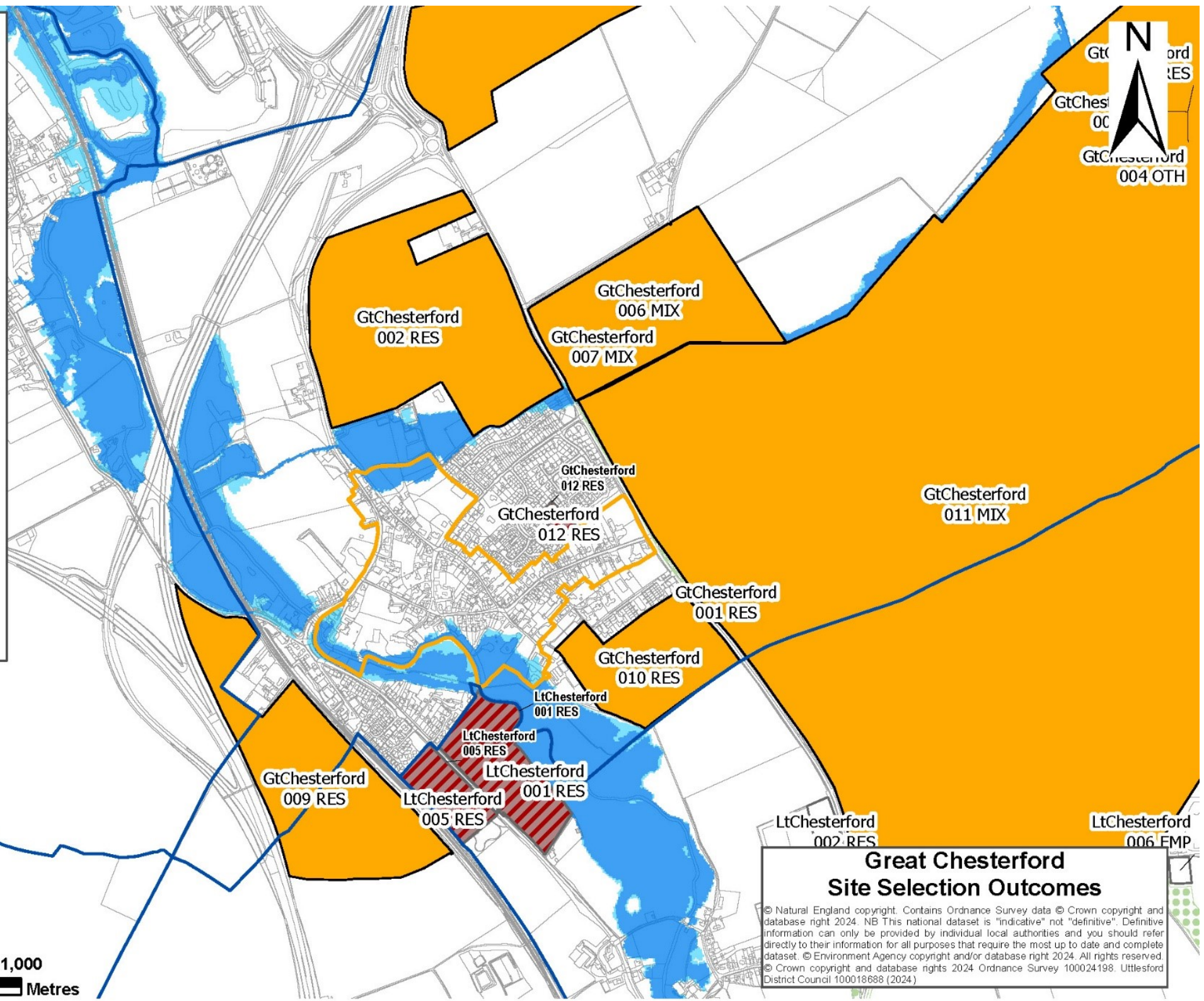
Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				adverse impacts on landscape character, unlikely to be overcome through the potential mitigation strategies identified. The site includes a Grade II listed building which would need to be considered as part of the development proposals. For the purpose of this Local Plan, at present, the site is not appropriate for allocation owing to the lack of adequate evidence which demonstrates the deliverability and viability of a standalone Garden Community in this location.
GtChesterford 009 RES	Land south of Ickleton Road, Great Chesterford	21.16	Clear Omission Site Option	The site is located to the west of Great Chesterford. Great Chesterford is considered a sustainable location for strategic growth. The site is relatively well connected to local services, facilities, and employment offers. The site is in an accessible location adjacent to Great Chesterford Railway Station. Further investigation shows that access would be required through a neighbouring district and on that basis, the site could not be considered deliverable. Greater Cambridge is unable to progress a Local Plan at present and therefore there is currently no certainty to the delivery of the site through Local Plan allocation.
GtChesterford 010 RES	Land west of Walden Road, Great Chesterford	10.39	Clear Omission Site Option	The site is to the south of Great Chesterford and is relatively well connected to its services, facilities, and employment offers. Great Chesterford is considered a sustainable location for strategic growth. Mitigation measures would be required in relation to heritage sensitivity, landscape sensitivity, and other infrastructure requirements, but nothing suggests that development cannot proceed within the plan period. The site was submitted through the Call for Sites but on investigation, it is confirmed as not available for residential development.

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
GtChesterford 011 MIX	Land North of Walden Road, Great Chesterford	647.0	Clear Omission Site Option	The site is located to the east of Great Chesterford which is identified to be of high landscape sensitivity. Development of this site is likely to significantly extend the historic settlement pattern of Great Chesterford, unlikely to be appropriately mitigated. The site includes a Local Wildlife Site which would need to be considered as part of the development proposals. For the purpose of this Local Plan, at present, the site is not appropriate for allocation owing to the lack of adequate evidence which demonstrates the deliverability and viability of a standalone Garden Community in this location.

No sites in Great Chesterford are carried forward to Stage 4.

# Legend

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### Great Chesterford Site Selection Outcomes

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## Hatfield Heath

### HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comments
HatfieldH 001 RES	Land south of Sawbridgeworth Road, Hatfield Heath	1.24	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 002 RES	Land south of A1060 (Chelmsford Road), Hatfield Heath	0.9	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 003 RES	Rainbow Field (land to the west of) Dunmow Road, Hatfield Heath	1.42	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 005 RES	Land on the north west of Mill Lane, Hatfield Heath	4.16	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 006 RES	Land on the East of Mill Lane, Hatfield Heath	0.81	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 007 RES	Land at Peggerells Farm, Hatfield Heath	1.67	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 008 RES	Land at Cox Ley, Hatfield Heath	3.59	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 009 RES	Land east of Oakhanger, Friars Lane, Hatfield Heath	0.74	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 010 RES	Millside, Stortford Road, Hatfield Heath, CM22 7DL	0.54	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
HatfieldH 011 RES	Land at Hatfield Heath	1.61	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
HatfieldH 012 RES	Land at Stonebridge Farm, Hatfield Heath	2.36	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.

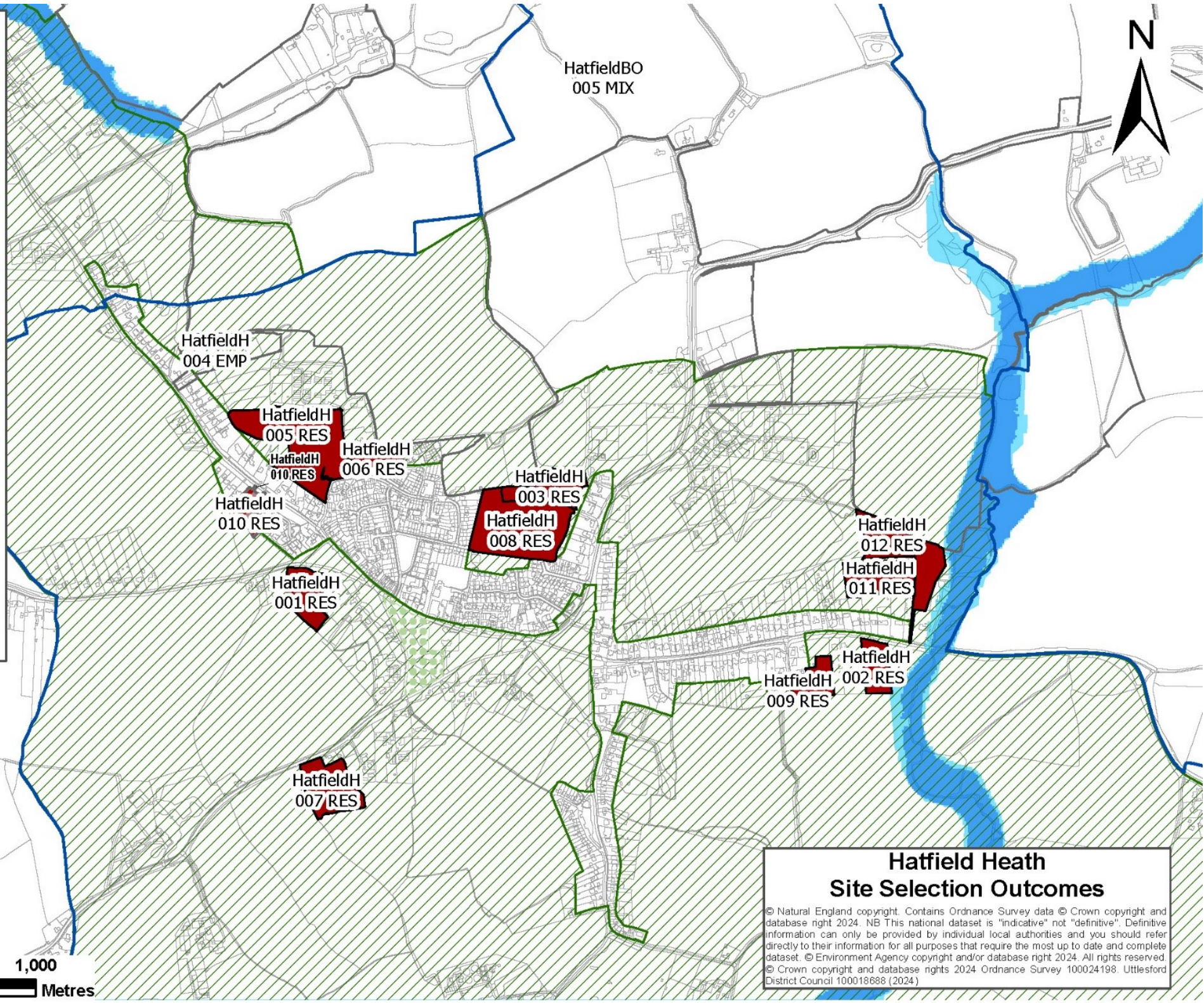
No sites in Hatfield Heath are carried forward to Stage 2.



# Legend

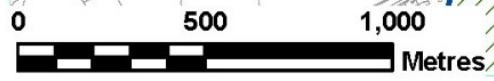
- Parish Boundaries
- Completions and Commitments
- Sites within or adjacent to top two tier settlements discounted at Stage 1
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HatfieldBO  
005 MIX



## Hatfield Heath Site Selection Outcomes

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# Newport

## HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Newport 002 RES	Land south of Bury Water Lane, Newport	2.28	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Newport 014 RES	Land West Of London Road, Newport	4.5	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Newport 015 RES	Bricketts, London Road, Newport, CB11 3PP	1.25	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Newport 016 RES	The Joyce, Frankland Academy, Cambridge Road, Newport, CB11 3TR	4.41	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Newport 017 RES	Land At Holmwood, Whiteditch Lane, Newport, Saffron Walden, CB11 3UD	1.42	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

### HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comments
Newport 001 RES	Land north of Salmon Field, Cambridge Road, Newport	1.56	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Newport 003 RES	Land south of Bricketts, London Road, Newport	0.64	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Newport 004 RES	Land North of Bury Water Lane, Newport	3.2	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Newport 005 RES	Land south of Bury Water Lane, Newport	0.49	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Newport 006 RES	Five Acres, Whiteditch Lane, Newport	0.58	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Newport 011 RES	Wyndhams Croft, Whiteditch Lane, Newport	0.79	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Newport 018 RES	Coach And Horses Inn, Cambridge Road, Newport, Saffron Walden, CB11 3TR	0.44	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites. It is not located within or in close proximity to the top two-tier settlements of the District.

### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Newport 007 RES	The Old Chalk Pit, Chalk Farm Lane, Newport	0.95	Clear Omission Site Option	The site is wholly identified as priority habitat. The site is not suitable to be developed for residential use in isolation. Newport 012 RES and Newport 013 RES are identified as Clear Omission Sites owing to their poor relationship with the existing settlement pattern and high landscape sensitivity. Newport Pond Chalk Pit is identified as a potential Local Wildlife Site. Development of the site may have significant adverse

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				impacts on biodiversity.
Newport 008 RES	Land north of Wicken Road, Newport	6.43	Clear Preferred Site Option	The site is adjacent to the built-up area of Newport. It is in an accessible location within walking distance from Newport Railway Station and could be accessed via active travel modes, supported by a continuous pedestrian network. It is in close proximity to the existing facilities in Newport including the local primary school. The relevant planning history (UTT/18/1026/OP) of the site, which highlights potential development impacts on the character and appearance of the local landscape and less than substantial harm to designated heritage assets in close proximity, has been considered as part of the assessment. The Phase 1 Landscape Sensitivity Study identifies the site as moderate-high and less sensitive to growth when compared to the East of Newport. A site-specific policy could mitigate the impacts of development. The site is adjacent to a Local Wildlife Site to the north which would need to be considered.
Newport 009 RES	Land at Pond Cross Farm, Frambury Lane, Newport	10.74	Clear Preferred Site Option	The site is adjacent to the built-up area of Newport. It is in an accessible location within walking distance from Newport Railway Station and could be accessed via active travel modes, supported by a continuous pedestrian network. It is in close proximity to the existing facilities in Newport including the local primary school. The relevant planning history (UTT/17/2868/OP) of the site, which highlights potential development impacts on the character and appearance of Newport and the surrounding local landscape, has been considered as part of the assessment. The Phase 1 Landscape Sensitivity Study identifies the site as moderate-high and less sensitive to growth when compared to the East of Newport. The site is adjacent to the M11 where an appropriate buffer would be required to mitigate the any noise and air quality impacts. The site contains an established vegetated edge, identified as priority habitats, which could support this function. A site-



Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				specific policy could mitigate the impacts of development.
Newport 010 RES	Land at Pond Cross Farm, Frambury Lane, Newport	26.18	Clear Preferred Site Option	This site is a larger version of Newport 009 RES and could be used to enhance the development opportunity at this location.
Newport 012 RES	Land to the east of Newport, east of Chalk Farm Lane	13.65	Clear Omission Site Option	The site is located to the east of the railway and B1383, opposite the built-up area of Newport. Residential development at this location would poorly relate to the existing settlement and local services. This side of the village is also identified as being of a higher landscape sensitivity than other areas of Newport. Significant improvements on the local road network would be required to support residential development at this location.
Newport 013 RES	Chalk Farm Quarry, Newport	12.77	Clear Omission Site Option	The site is located to the east of the railway and B1383, opposite the built-up area of Newport. Residential development at this location would poorly relate to the existing settlement and local services. This side of the village is also identified as being of a higher landscape sensitivity than other areas of Newport. The site currently does not have suitable access onto the Strategic Road Network and has limited opportunities for improvements to support strategic residential development owing to the presence of priority habitats. Significant improvements on the local road network would be required to support residential development at this location. Newport Pond Chalk Pit is identified as a potential Local Wildlife Site. Development of the site may have significant adverse impacts on biodiversity.

## HELAA sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Proposed Strategic Allocations

Newport has been identified as a suitable location for sustainable development. The Regulation 18 Consultation and further transport evidence development have however shown that additional traffic generated from the proposed Regulation 18 site allocations, which are concentrated at the east of the settlement, would exacerbate the anticipated traffic issues at the B1383 High Street / Wicken Road junction. The three tested access strategies were unable to mitigate these impacts to an acceptable level. A scaled down growth of approximately 300 homes, to be delivered by smaller, more dispersed non-strategic sites through the Neighbourhood Plan, is considered to provide a more appropriate and balanced strategy. This approach can support the vitality of Newport and provide essential new facilities while also being well integrated into the town and protecting its important historic character. Consequently, no strategic development site allocations are proposed at Newport.

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
Newport 008 RES	Land north of Wicken Road, Newport	6.43	The site was considered as part of the Reasonable Alternatives for Newport at Regulation 18. The Regulation 18 Consultation and further transport evidence development have however shown that additional traffic generated from the proposed Regulation 18 site allocations, which are concentrated at the east of the settlement, would exacerbate the anticipated traffic issues at the B1383 High Street / Wicken Road junction. The three tested access strategies were unable to mitigate these impacts to an acceptable level. A scaled down growth of approximately 300 homes, to be delivered by smaller, more dispersed non-strategic sites through the Neighbourhood Plan, is considered to provide a more appropriate and balanced strategy. Consequently, no strategic development site allocations are proposed at Newport.	The site is not proposed for allocation in the Regulation 19 version of the Plan.

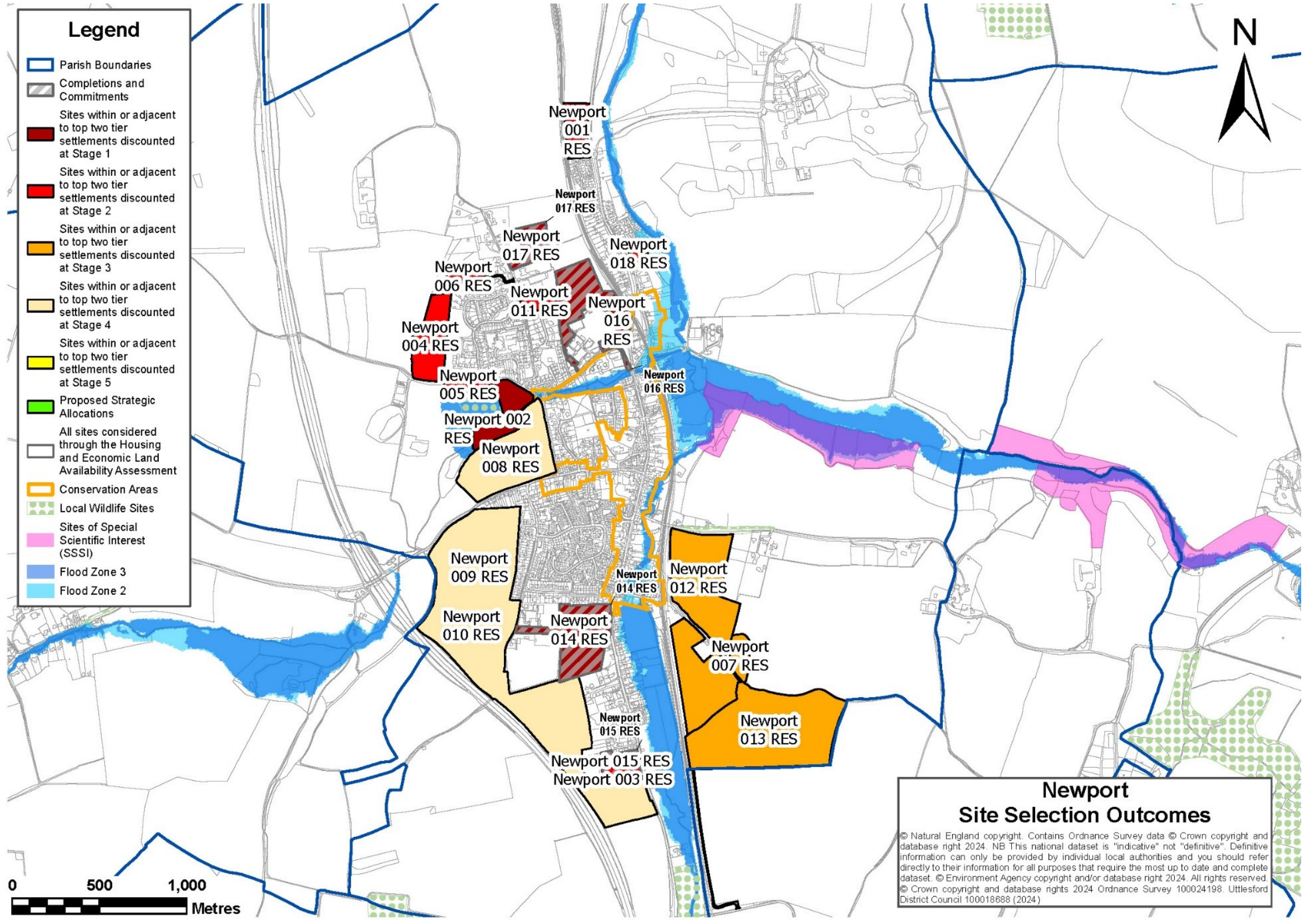
Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
Newport 009 RES	Land at Pond Cross Farm, Frambury Lane, Newport	10.74	The site was considered as part of the Reasonable Alternatives for Newport at Regulation 18. The Regulation 18 Consultation and further transport evidence development have however shown that additional traffic generated from the proposed Regulation 18 site allocations, which are concentrated at the east of the settlement, would exacerbate the anticipated traffic issues at the B1383 High Street / Wicken Road junction. The three tested access strategies were unable to mitigate these impacts to an acceptable level. A scaled down growth of approximately 300 homes, to be delivered by smaller, more dispersed non-strategic sites through the Neighbourhood Plan, is considered to provide a more appropriate and balanced strategy. Consequently, no strategic development site allocations are proposed at Newport.	The site is not proposed for allocation in the Regulation 19 version of the Plan.
Newport 010 RES	Land at Pond Cross Farm, Frambury Lane, Newport	26.18	The site was considered as part of the Reasonable Alternatives for Newport at Regulation 18. The Regulation 18 Consultation and further transport evidence development have however shown that additional traffic generated from the proposed Regulation 18 site allocations, which are concentrated at the east of the settlement, would exacerbate the anticipated traffic issues at the B1383 High Street / Wicken Road junction. The three tested access strategies were unable to mitigate these impacts to an acceptable level. A scaled down growth of	The site is not proposed for allocation in the Regulation 19 version of the Plan.

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
			<p>approximately 300 homes, to be delivered by smaller, more dispersed non-strategic sites through the Neighbourhood Plan, is considered to provide a more appropriate and balanced strategy. Consequently, no strategic development site allocations are proposed at Newport.</p>	



# Legend

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-  Completions and Commitments
-  Sites within or adjacent to top two tier settlements discounted at Stage 1
-  Sites within or adjacent to top two tier settlements discounted at Stage 2
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-  Sites within or adjacent to top two tier settlements discounted at Stage 4
-  Sites within or adjacent to top two tier settlements discounted at Stage 5
-  Proposed Strategic Allocations
-  All sites considered through the Housing and Economic Land Availability Assessment
-  Conservation Areas
-  Local Wildlife Sites
-  Sites of Special Scientific Interest (SSSI)
-  Flood Zone 3
-  Flood Zone 2



## Newport Site Selection Outcomes

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## Takeley / Prior's Green

### HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
LtCanfield 006 RES	Land south of Stortford Road, Little Canfield	6.64	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
GtCanfield 002 RES	Land at Great Canfield Road, Takeley	23.06	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Takeley 003 RES	Land adjoining Millers, Takeley (Option 1)	0.42	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Takeley 008 RES	Land east of Parsonage Road, Takeley	6.05	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Takeley 009 RES	Land east of Parsonage Road, Takeley	0.72	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Takeley 010 RES	Land north of Dunmow Road and west of Garnetts, Takeley	14.34	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Takeley 011 RES	Land west of Parsonage Road, Takeley	9.61	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Takeley 023 RES	Land Adjacent	1.44	Site submitted for consideration and has subsequently either been granted

Site Reference	Site Address	Site Area (Ha)	Comment
	to Coppice Close, Dunmow Road, Takeley		planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Takeley 028 RES	Remarc, Dunmow Road, Takeley	0.13	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Takeley 029 RES	Land To The South Of The Street, Takeley, CM22 6LY	0.46	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

#### HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comments
Takeley 017 RES	United House, The Street, Takeley	0.28	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Takeley 020 RES	Beech Close, Takeley	0.15	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Takeley 026 RES	Land Adj. Swan Farm, School Lane, Takeley, CM22 6PJ	3.30	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.
Takeley 030 RES	Land south of Dunmow Road, Takeley	2.10	The site is unable to deliver 100 home or above individually or cumulatively with adjacent sites.

### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
HatfieldBO 004 RES	Land West of Station Road, Takeley	18.71	Clear Omission Site Option	The site is opposite the main built-up area of Takeley, with Flitch Way acting as a clear and defining physical boundary to development. It also intersects with the Local Wildlife Site of Flitch Way, with potential impacts on identified priority habitats. The site is subject to significant landscape and heritage sensitivities, including potential impact on the setting of the Grade II listed farmhouse Bonningtons. The site is in close proximity to Hatfield Forest and falls within the Hatfield Forest Zone of Influence.
LtCanfield 003 RES	Land at Warrens Farm, Little Canfield	19.88	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for moderate strategic growth as a Local Rural Centre. The site has limited showstopper constraints. The site has access to the existing highway network and active modes of travel. It is in close proximity to existing employment offer and Stansted Airport.
Takeley 002 MIX	Land north of Dunmow Road, Takeley Street	34.47	Clear Omission Site Option	The site is located immediately to the south of Stansted Airport and the A120. It is in close proximity to Hatfield Forest. It is relatively remote from key services in Takeley, separated by Pincey Brook which defines the eastern extent of Takeley Street. It is unclear whether the site has suitable access onto the wider highway network to support strategic development. The site contains a number of designated heritage assets which front Dunmow Road.
Takeley 004 RES	Land adjoining	2.12	Marginal	The site is adjacent to the built-up area of Takeley.



Site Reference	Site Address	Site Area (Ha)	Rating	Comment
	Millers, Takeley (Option 2)		Omission Site Option	Takeley is considered a sustainable location for strategic growth as a Local Rural Centre. The site is of moderate to high landscape sensitivity for residential development. It provides a rural character to Takeley and separation between Takeley and Takeley Street to the west. The site is in an area of medium heritage sensitivity and adjacent to the Grade I listed Church of Holy Trinity. It is likely to contribute to the setting of the designated heritage asset which would need to be mitigated through a site-specific policy. Access is available onto the adjacent highway network.
Takeley 006 MIX	Land at Bambers Green	307.06	Clear Omission Site Option	The site is located immediately to the east of Stansted Airport and north of the A120. It was previously considered inappropriate for residential development in this area, however, it is acceptable to enable infrastructure development necessary to support development elsewhere. The site contains a number of interspersed woodlands identified as priority habitats which would need to be considered. Part of the eastern boundary falls within Flood Zone 2 and 3. Development of the site is likely to significantly impact the setting of a number of designated heritage assets at Smith's Green, Bamber's Green, the Granger's moated site, and near Stansted Airport. The site is a Clear Omission Site Option.
Takeley 007 MIX	Warish Hall Farm, Takeley	87.4	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for moderate strategic growth as a Local Rural Centre. Recent planning history at this location highlights its
















Site Reference	Site Address	Site Area (Ha)	Rating	Comment
				landscape and heritage sensitivity, however, this could be potentially mitigated through careful master planning and comprehensive place-making at Takeley when considering all sites in this location as a whole. Other key constraints to be considered include ecology, biodiversity, risk of surface water flooding, proximity to Hatfield Forest, landscape sensitivity, heritage sensitivity and TPOs.
Takeley 016 RES	Land at Parkers Farm Takeley	11.79	Clear Preferred Site Option	The site is adjacent to the built-up area of Takeley. Takeley is considered a sustainable location for moderate strategic growth as a Local Rural Centre. Recent planning history at this location highlights its landscape and heritage sensitivity, however, this could be potentially mitigated through careful master planning and comprehensive place-making at Takeley when considering all sites in this location as a whole.

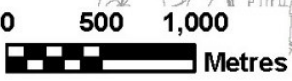
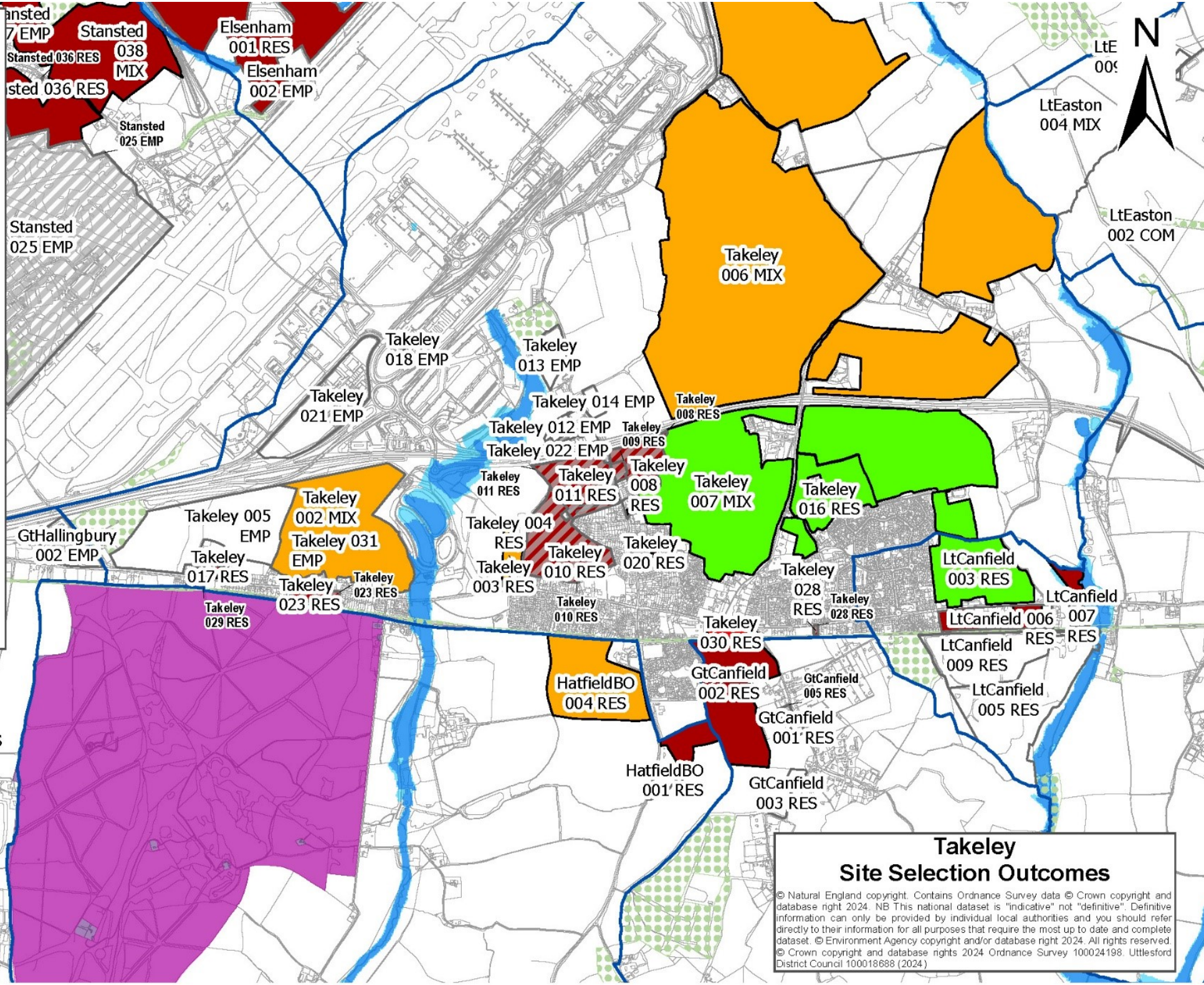
### HELAA sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Proposed Strategic Allocations

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
Takeley 007 MIX	Warish Hall Farm, Takeley	87.4	Strategic growth to the north of Takeley is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 1 site, which consists of proposed allocations that are a constant across the scenarios now, and were also at Regulation 18.	The site is selected as part of the proposed strategic allocations.
Takeley 016 RES	Land at Parkers Farm Takeley	11.79	Strategic growth to the north of Takeley is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 1 site, which consists of proposed allocations that are a constant across the scenarios now, and were also at Regulation 18.	The site is selected as part of the proposed strategic allocations.
LtCanfield 003 RES	Land at Warrens Farm, Little Canfield	19.88	Strategic growth to the north of Takeley is identified as one of the growth scenarios progressed to Section 5.5 of the Sustainability Appraisal. It is assessed as a Category 1 site, which consists of proposed allocations that are a constant across the scenarios now, and were also at Regulation 18.	The site is selected as part of the proposed strategic allocations.



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-  Sites within or adjacent to top two tier settlements discounted at Stage 4
-  Sites within or adjacent to top two tier settlements discounted at Stage 5
-  Proposed Strategic Allocations
-  All sites considered through the Housing and Economic Land Availability Assessment
-  Local Wildlife Sites
-  Green Belt
-  Sites of Special Scientific Interest (SSSI)
-  National Nature Reserves
-  Flood Zone 3
-  Flood Zone 2



## Takeley Site Selection Outcomes

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# Thaxted

## HELAA sites discounted at Stage 1 Housing and Economic Land Availability Assessment

Site Reference	Site Address	Site Area (Ha)	Comment
Thaxted 002 RES	Land at Barnards Fields, Thaxted (2ha)	1.79	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Thaxted 004 RES	Land north of Mayes Place, Monk Street, Thaxted	0.85	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Thaxted 005 RES	Land at Sibley's Lane, Sibley's Green, Thaxted	2.78	Not considered developable 15+ years. It is not taken forward for further consideration at Stage 2.
Thaxted 006 RES	Land at Sibley's Lane, Sibley's Green, Thaxted	0.99	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Thaxted 007 RES	Bardfield Road, Thaxted	0.34	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Thaxted 009 MIX	Land south of Sampford Road, Thaxted (Option 4)	30.44	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Thaxted 018 RES	Land south of Sampford Road, Thaxted (Option 2)	12.93	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Thaxted 019 RES	Land south of Sampford Road, Thaxted (Option 1)	9.19	Discounted from the Housing and Economic Land Availability Assessment owing to duplication of other identified sites. It is not taken forward for further consideration at Stage 2.
Thaxted 023 RES	UBLR/17/004 Claypits Farm, Bardfield Road,	0.523	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as

Site Reference	Site Address	Site Area (Ha)	Comment
	Thaxted, CM6 2LW		of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Thaxted 026 RES	J F Knight Roadworks Ltd (Warners Field) Cophall Lane, Thaxted, CM6 2LG	0.83	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Thaxted 027 RES	Land East Of Claypit Villas, Bardfield Road, Thaxted	0.35	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.
Thaxted 029 RES	Cutlers Green Farm, Cutlers Green, Cutlers Green Lane, Thaxted	0.86	Site submitted for consideration and has subsequently either been granted planning permission for development or has been completed as of 31st March 2024. It is not taken forward for further consideration at Stage 2.

#### HELAA sites discounted at Stage 2 Site Sifting

Site Reference	Site Address	Site Area (Ha)	Comments
Thaxted 010 RES	Hunters, Bardfield Road, Thaxted	0.15	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.
Thaxted 011 RES	East of Dunmow Road, Thaxted	0.88	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.
Thaxted 012 RES	Land north of Bolford Street, Thaxted	1.49	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.
Thaxted 021 RES	TX HD8, Brethren Hall	0.3	The site is unable to deliver 100 homes or above individually or cumulatively with adjacent sites.

### HELAA sites carried forward to Stage 3 Detailed Assessment of Constraints and Opportunities

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
Thaxted 003 RES	Land at Barnards Fields, Thaxted (10ha)	10.41	Clear Preferred Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. The site is of moderate to high landscape sensitivity, which is the lowest impact area in Thaxted. Development at this location is likely to 'round off' the existing settlement pattern of Thaxted. An acceptable access will need to be created through the site requirement and master plan process working with the Council, landowner and developer. Strategic development at this location would also require significant off-site upgrade.
Thaxted 008 RES	Land south of Bardfield Road, Thaxted	25.17	Marginal Omission Site Option	The site poorly relates to the settlement pattern of Thaxted. It is remote from the strategic round network. Access from Bardfield Road is relatively less accessible when compared to other options in Thaxted.
Thaxted 013 RES	Land west of Walden Road, Thaxted	5.5	Clear Omission Site Option	The site is within an area of high landscape sensitivity to residential development, owing to its steeper topography, strong rural and perceptual characteristics, setting to the historic edge of Thaxted and open views to the windmill and church. The site is remote from the strategic road network.
Thaxted 014 RES	Land south of Thaxted between B1051 and B184	0.91	Clear Omission Site Option	The site is within an area of high landscape sensitivity to residential development, owing to its steeper topography, strong rural and perceptual characteristics, setting to the historic edge of Thaxted and open views to the windmill and church. The site is also in close proximity to a number of designated heritage assets and may impact their historic setting. The site is remote from the strategic road network. Part of the site is in Flood Zone 3.
Thaxted 015 RES	Land east of	2.66	Clear	The site is adjacent to the built-up area of Thaxted. Thaxted is

Site Reference	Site Address	Site Area (Ha)	Rating	Comment
	Wedow Road, off Elers Way, Thaxted		Preferred Site Option	considered a sustainable location for moderate strategic growth as a Local Rural Centre. It is assessed as less sensitive to landscape pressure from development given it has existing development to its northern and western boundary within this moderate to high landscape sensitivity area and therefore suitable for consideration for development.
Thaxted 016 RES	Land north of B1051, Thaxted	8.24	Clear Omission Site Option	The site lies to the north of the B1051, which is a physical boundary for the settlement. Landscape sensitivity in this location is also high for residential development.
Thaxted 017 RES	Land to the east of Guelph's Lane Thaxted	1.64	Clear Omission Site Option	The site is adjacent to the built-up area of Thaxted. Thaxted is considered a sustainable location for moderate strategic growth as a Local Rural Centre. No direct connection to highway but would be via existing development if available. Further investigation shows that the site contains vegetation of natural quality and is not suitable for residential development. It could however support adjacent Clear Preferred Site Option's comprehensive development as a semi-natural open space.
Thaxted 020 RES	Land south of Sampford Road, Thaxted (Option 3)	22.2	Clear Preferred Site Option	This is a larger version of 018 RES and could be considered at this scale to incorporate a higher level of housing or green infrastructure and open space and education provision that is needed.



## HELAA sites carried forward to Stage 4 Sustainability Appraisal and Stage 5 Selection of Proposed Strategic Allocations

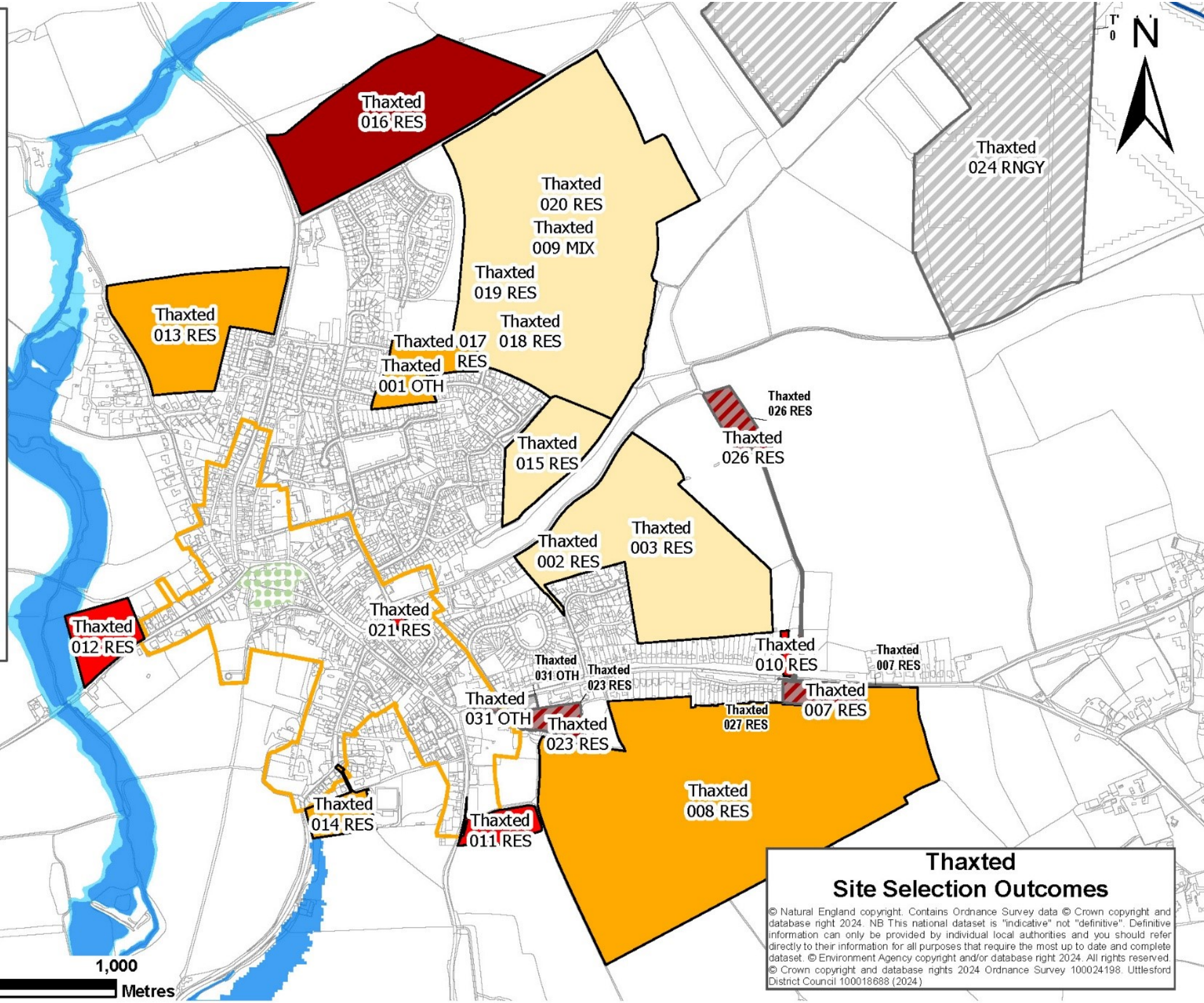
Further consultation at Regulation 18 shows that the scale of growth needed to deliver a viable primary school would be in excess of what the Council consider would be appropriate in this settlement, especially considering some of the constraints to development that affect Thaxted, such as its landscape setting, historic environment and falling within the noise restrictions relating to Stansted Airport flight paths. There are therefore no allocations either strategic or non-strategic to be made at Thaxted within the Local Plan.

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
Thaxted 003 RES	Land at Barnards Fields, Thaxted (10ha)	10.41	The site was considered as part of the Reasonable Alternatives for Thaxted at Regulation 18. However, further consultation at Regulation 18 shows that the scale of growth needed to deliver a viable primary school would be in excess of what the Council consider would be appropriate in this settlement, especially considering some of the constraints to development that affect Thaxted, such as its landscape setting, historic environment and falling within the noise restrictions relating to Stansted Airport flight paths. There are therefore no allocations either strategic or non-strategic to be made at Thaxted within the Local Plan.	The site is not proposed for allocation in the Regulation 19 version of the Plan.
Thaxted 015 RES	Land east of Wedow Road, off Elers Way, Thaxted	2.66	The site was considered as part of the Reasonable Alternatives for Thaxted at Regulation 18. However, further consultation at Regulation 18 shows that the scale of growth needed to deliver a viable primary school would be in excess	The site is not proposed for allocation in the Regulation 19 version of the Plan.

Site Reference	Site Address	Site Area (Ha)	Stage 4 Sustainability Appraisal	Stage 5 Selection of Proposed Strategic Allocations
			<p>of what the Council consider would be appropriate in this settlement, especially considering some of the constraints to development that affect Thaxted, such as its landscape setting, historic environment and falling within the noise restrictions relating to Stansted Airport flight paths. There are therefore no allocations either strategic or non-strategic to be made at Thaxted within the Local Plan.</p>	
Thaxted 020 RES	Land south of Sampford Road, Thaxted (Option 3)	22.2	<p>The site was considered as part of the Reasonable Alternatives for Thaxted at Regulation 18. However, further consultation at Regulation 18 shows that the scale of growth needed to deliver a viable primary school would be in excess of what the Council consider would be appropriate in this settlement, especially considering some of the constraints to development that affect Thaxted, such as its landscape setting, historic environment and falling within the noise restrictions relating to Stansted Airport flight paths. There are therefore no allocations either strategic or non-strategic to be made at Thaxted within the Local Plan.</p>	<p>The site is not proposed for allocation in the Regulation 19 version of the Plan.</p>

# Legend

- Parish Boundaries
- Completions and Commitments
- Sites within or adjacent to top two tier settlements discounted at Stage 1
- Sites within or adjacent to top two tier settlements discounted at Stage 2
- Sites within or adjacent to top two tier settlements discounted at Stage 3
- Sites within or adjacent to top two tier settlements discounted at Stage 4
- Sites within or adjacent to top two tier settlements discounted at Stage 5
- Proposed Strategic Allocations
- All sites considered through the Housing and Economic Land Availability Assessment
- Conservation Areas
- Local Wildlife Sites
- Flood Zone 3
- Flood Zone 2



## Thaxted Site Selection Outcomes

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